



**REGULAR MEETING
AGENDA
CITY OF CREVE COEUR
CITY COUNCIL
300 NORTH NEW BALLAS RD
OCTOBER 10, 2022
7:00 PM**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS FROM THE GENERAL PUBLIC (Speakers will be limited to 3 minutes)

ACCEPTANCE OF THE AGENDA

ANNOUNCEMENTS

*The City Council meets the 2nd and 4th Monday of each month
6:00 p.m. - 7:00 p.m. - Work Session
7:00 p.m. - Regular Meeting of the City Council*

CONSENT AGENDA

- 1. Approval of September 28, 2022 City Council Regular Meeting Minutes**
- 2. Appointment of Local Government Employees Retirement System (LAGERS) Employer Delegate to Annual Conference October 27-28, 2022.**
Summary: LAGERS holds an annual conference in which an employee and employer delegate are invited to attend from each community. City Council approval of Mark Perkins, City Administrator, as the Employer Delegate to the Annual Conference is requested, to participate in voting matters including the LAGERS Board of Trustee election.

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing Report 9/21/22-10/4/22

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from September 21, 2022 through October 4, 2022 in the amount of \$540,753.21.

UNFINISHED BUSINESS

- 3. Substitute Bill No. 6018A - An Ordinance amending section 405.470, conditional uses of the Creve Coeur Zoning Ordinance to amend the conditional use standards for food services and drinking places which**



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include drive-through services and section 405.820 off-street parking spaces requirement related to these uses. Final Reading And Passage.

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The Planning and Zoning Commission reviewed and recommended approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022 and final approval was deferred on September 26, 2022. Substitute Bill 6018A primarily addresses changes to the city's drive through regulations abutting non-single family uses.

4. Substitute Bill 6018B - An Ordinance amending section 405.470, conditional uses of the Creve Coeur Zoning Ordinance to amend the conditional use standards for food services and drinking places which include drive through services and abut certain residential uses. Final Reading and Passage.

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The Planning and Zoning Commission reviewed and recommended approval. The City Council reviewed the proposed ordinance at work sessions on August 8 and September 12, 2022. This legislation received first reading on July 11, 2022, and a substitute bill was introduced on September 12, 2022 and final approval was deferred on September 26, 2022. Substitute Bill 6018B amends the existing zoning ordinance pertaining to drive-through restaurants abutting certain residential uses.

NEW BUSINESS



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5. **Bill No. 6034- An Ordinance for the holding of a General Election in the City of Creve Coeur, Missouri, on the 4th day of April, 2023, for the election of one Council Member from the First Ward for a full two-year term, one Council Member from the Second Ward for a full two-year term, one Council Member from the Third Ward for a full two-year term, and one Council Member from the Fourth Ward for a full two-year term, for the conduct of said election by the Board of Elections of St. Louis County, Missouri, and for other matters relating and pertaining to such election. First Reading.**

Summary: Ordinance setting the 2023 council election and prescribing the forms regarding nominations.

6. **Bill No. 6035- An Ordinance creating a new section 405.560 titled residential tree protection and replacment requirements and amending section 410.320 tree conservation and sections 405.120 and 410.590 definition of terms. First Reading.**

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for a text amendment to create a new Section 405.560 *Residential Tree Protection and Replacement Requirements* and associated amendments to Sections 410.320 *Tree Conservation*, Section 405.120 *Definition of Terms* and Section 410.590 *Definitions*. The text amendment would provide tree protection and replacement requirements for existing single-family lots with construction activities that involve a new home or any increase in impervious area of fifty percent or more, including additions, on an existing residential lot which is subject to a demolition permit, building permit, residential development permit, or land disturbance/ site improvement permit. The existing tree conservation section for subdivisions would be amended to allow for less removal of existing trees. The Planning and Zoning Commission recommended approval at the October 3, 2022 Meeting.

7. **Bill No. 6036- An Ordinance amending section 405.450.a of the Zoning Ordinance of the City of Creve Coeur regarding home occupations. First Reading.**

Summary: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for text amendments to Section 405.450.A of the Zoning Ordinance which regulates home occupations. Recent changes in state law have occurred as a result of House Bill 1662 (2022) which requires updates to the City's zoning regulations for home-based



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businesses. The amendment allows for less regulation of home-based businesses while preserving the residential appearance, preventing adverse impacts on the character of the surrounding neighborhood, and protecting public health and safety. The Planning and Zoning Commission recommended approval at the October 3, 2022 meeting.

- 8. Bill No. 6037- An Ordinance authorizing the appropriation of not to exceed \$700,000 for the purpose of defeasing a portion of the city's outstanding general obligation bonds and paying certain costs of such defeasance and authorizing certain other actions in connection therewith. First Reading.**
Summary: Staff recommends approval to defease a portion of the Series 2017 Bonds maturing on March 1, 2037. The defeasance will allow the City to pay off the bonds early.
- 9. Bill No. 6038- An Ordinance approving an agreement with Missouri-American Water Company regarding the reconnection of water facility in conway park and containing an emergency clause. First Reading, Final Reading and Passage.**
Summary: The proposed legislation authorizes an agreement between the City of Creve Coeur and Missouri American Water for the repair of the water main in Conway Park.
- 10. Resolution No. 1609- A Resolution authorizing the execution of an agreement with OneAmerica to provide group life, accidental death and dismemberment, and long-term disability insurance for City employees.**
Summary: Staff recommends contracting with OneAmerica at an annualized cost to the City of \$51,301 for a 2-year contract. This cost reflects a 7% increase over the current contract.
- 11. Resolution No. 1610- A Resolution of the City Council of the City of Creve Coeur, Missouri authorizing the execution of an agreement with Joe Machens Ford Lincoln for the purchase of a 2023 Ford F-250 crew cab four-wheel drive pick-up truck with a snowplow for the amount of \$58,620.00.**
Summary: Purchase of a Ford F-250 Crew Cab 4x4 Pickup Truck with a Snow Plow 2023 Ford F-250 Crew Cab, 4 x 4 through the Missouri Department of Transportation (MoDOT) Cooperative Purchase Program.



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BUSINESS FROM MAYOR AND CITY COUNCIL

12. Council Liaison Reports

BUSINESS FROM CITY ADMINISTRATOR

ADJOURNMENT

Pursuant to Section 610.022 RSMo., the City Council could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or communications from the City Attorney as provided under Section 610.021(1) RSMo. and/or personnel matters under Section 610.021(13) RSMo. And/or employee matters under Section 610.021(3) RSMo. and/or real estate matters under Section 610.021(2) or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**REGULAR MEETING
MINUTES
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7:00 PM**

CALL TO ORDER

A regular meeting of the City Council of the City of Creve Coeur was called to order by Mayor Robert Hoffman at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Wednesday, September 28, 2022 at 7:00 PM.

PLEDGE OF ALLEGIANCE

Mayor Hoffman led the Pledge of Allegiance.

ROLL CALL

Mayor Robert Hoffman
Council Member, Ward 1 Mark Manlin
Council Member, Ward 1 Heather Silverman
Council Member, Ward 2 Tim Carney
Council Member, Ward 2 Nicole Greer
Council Member, Ward 3 Sari Neudorf
Council Member, Ward 3 David Hoffman
Council Member, Ward 4 Joseph Martinich
Council Member, Ward 4 Dan Tierney

Staff Present: City Administrator Mark Perkins, City Attorney Carl Lumley, Director of Community Development Jason Jaggi, Director of Finance Lori Obermoeller, Director of Public Works Jim Heines, Chief of Police Jeff Hartman, IT Systems Coordinator Chris Tumbarello, and City Clerk Kellie Henke.

*Council Member Neudorf arrived at 7:01 PM, after roll call.

COMMENTS FROM THE GENERAL PUBLIC

No one requested to speak.

ACCEPTANCE OF THE AGENDA

Accept the agenda as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.



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ANNOUNCEMENTS

The City Council meets the 2nd and 4th Monday of each month

6:00 p.m. - 7:00 p.m. - Work Session

7:00 p.m. - Regular Meeting of the City Council

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Tim Carney, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

1. Approval of September 12, 2022 City Council Regular Meeting Minutes

The vote on the motion being 8 ayes and 0 nays, motion carried.

BILLS PAYABLE REPORT

For Information Only

Invoices Paid Listing

Summary: For your information and transmittal to the City Council, attached is a list of paid invoices from September 7, 2022 through September 20, 2022 in the amount of \$460,361.88.

UNFINISHED BUSINESS

2. Substitute Bill No. 6018- an Ordinance Approving a Text Amendment to the Conditional Use Standards Within Section 405.470.A.14 of the Zoning Code Pertaining to Food Services and Drinking Places with Drive-Through Services. Final Reading and Passage.

City Clerk read Substitute Bill No. 6018 for the final time.

Mayor Hoffman introduced two letters from the Public regarding the drive-through Restaurants Text Amendment (See Exhibit A and B).

Council Member Martinich suggested limiting drive- through restaurants to Olive Boulevard, to which Council Member Silverman stated some locations on Lindbergh and Ballas would also be appropriate.



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Council Member Martinich asked if there are specific regulations and policies on how to judge acceptable and unacceptable traffic impacts, to which Director of Community Development Jason Jaggi stated that a traffic study will be required. The traffic study is reviewed by the Planning and Zoning Commission and City Council when the application is presented, and a traffic consultant is on hand to answer any questions. The City Council ultimately makes the judgement of traffic impacts with the advice of professional traffic engineers.

City Attorney Carl Lumley stated the ordinance, in its existing language, states conditions must be met to the satisfaction of the City Council and interference with site circulation or hazards to vehicles or pedestrians are impermissible.

Council Member Neudorf recommended having a designated area for drive-through restaurants and keeping them away from residential areas.

Council Member Manlin stated drive through restaurants adjacent to multi-family buildings should also consider spacing and sound levels. Council Member Manlin stated sound considerations should not be omitted for properties ten acres in size or larger than about single family residential and suggests a sound study be performed.

Council Member Tierney stated existing multi-family use buildings should be grandfathered and should not abut a drive-through restaurant.

Mr. Jaggi stated a multi-family use building has to be located in a business district; there is no separate zoning for multi-family use.

Mr. Lumley stated mandatory separation may have collateral impact and could take away potential development from commercial properties.

City Administrator Mark Perkins stated that the city's commercial business district is intended to have a mix of uses including restaurants and multi-family residential in close proximity, even in the same building.

Council Member Carney stated regulating around multi-family use buildings may lower the value or attractiveness of commercial properties nearby.

Council Member Martinich recommended using one hundred and fifty feet as the distance between the drive-through restaurant for both single family residential and multi-family use. Council Member Silverman stated this number should be re-evaluated.

Mr. Jaggi stated he would be cautious about over-regulating; the conditional use permit process involves mitigation of the proposal. Mr. Jaggi stated requiring distances and protections for the single-family zoning district, which is separately zoned and has a different land use, is an easier process than separation amongst uses allowed in the same district.



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Council Member Martinich confirmed every new business conditional use application would come to council for review in which additional mitigations may be proposed.

Council Member Martinich moved, seconded by Council Member Carney, to continue the bill until October 10, 2022 so that it can be split into two; adjacent to residential and non-adjacent to residential. A future work session may be scheduled if needed.

RESULT:	CONTINUED [6 TO 1]	Next: 10/10/2022 7:00 PM
MOVER:	Joseph Martinich, Council Member, Ward 4	
SECONDER:	Mark Manlin, Council Member, Ward 1	
AYES:	Manlin, Silverman, Carney, Martinich, Tierney, Neudorf	
NAYS:	Greer	
ABSTAIN:	Hoffman	

The vote on the motion being 6 ayes and 1 nay, motion carried.

3. Bill No. 6030- an Ordinance Authorizing a New Conditional Use Permit for Commercial Banking and Drive through Services for First Bank, Located at 11901 Olive Boulevard, Zoned CB- Core Business District. Final Reading and Passage.

City Clerk read Bill No. 6030 for the final time.

Ben Revelle, with Lamar Johnson Collaborative, discussed the renderings of the elevated garage adjacent to residential as requested in the previous council meeting.

Council Member Tierney stated incorporating a decorative bus shelter, that compliments the building, should be considered. Council Members Greer and Silverman agreed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6030 becomes Ordinance No. 5801.

4. Bill No. 6031- an Ordinance Authorizing a Second Amendment to Ordinance Number 5276 and Authorizing Signage for the New Building at 701 South New Ballas Road on the Mercy Hospital Campus. Final Reading and Passage.

City Clerk read Bill No. 6031 for the final time.



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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6031 becomes Ordinance No. 5802.

5. Bill No. 6032- an Ordinance Vacating Excess Right-Of-Way Identified As Malcolm Terrace Subdivision, Block 10 Alley and Establishing a Utility Easement Within the Same Boundaries. Final Reading and Passage.

City Clerk read Bill No. 6032 for the final time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6032 becomes Ordinance No. 5803.

6. Bill No. 6033- an Ordinance Amending Ordinance Number 5498, a Conditional Use Permit for an Automotive Dealership Service Facility Pursuant to Section 405.360(C)Of the City of Creve Coeur's Code of Ordinances for the Lou Fusz Subaru Located Within the "GC" General Commercial Business District, to Include the Property at 1000 N. Lindbergh Boulevard. Final Reading and Passage.

City Clerk read Bill No. 6033 for the final time.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	Nicole Greer, Council Carney, Ward 3
AYES:	Manlin, Silverman, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried. Bill No. 6033 becomes Ordinance No. 5804.



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NEW BUSINESS

- 7. Resolution No. 1607- a Resolution of the City Council of the City of Creve Coeur, Missouri, Authorizing the Execution of a Contract with STF LLC D/B/A Traffic Control Company for the 2022 Roadway Striping Project for the Not-To-Exceed Amount of \$64,450.00.**

City Clerk read Resolution No. 1607

Assistant Director of Public Works/City Engineer Sinan Alpaslan provided an overview of the recommended project with STF, LLC for the 2022 Roadway striping project. He noted that this was a 20% cost increase over last year, but such increase is in line with increases in other projects.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	David Hoffman, Council Member, Ward 3
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.

- 8. Resolution No. 1608- a Resolution of the City Council of the City of Creve Coeur, Missouri Authorizing Execution of a Two-Year Agreement with a One-Year Extension with Local Cleaners Llc to Provide Cleaning Services at the Creve Coeur Government Center, Police Building, and the Dielmann Recreation Center for a Monthly Fee of \$5,100.00 (\$61,200.00 Annually).**

City Clerk read Resolution No. 1608

Director of Public Works Jim Heines provided an overview of the recommended contract with Local Cleaners LLC for custodial services at the Government Center, Dielmann Center and the Police Building.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Mark Manlin, Council Member, Ward 1
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.

APPOINTMENTS

- 9. Audit Committee**



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Council approved Council Member Hoffman to replace Council Member Silverman, whose term is expiring, on the Audit Committee, effective January 1, 2023, for a one year term.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Heather Silverman, Council Member, Ward 1
SECONDER:	Nicole Greer, Council Member, Ward 2
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.

BUSINESS FROM MAYOR AND CITY COUNCIL

Council Liaison Reports

Council Member Manlin stated the Economic Development Committee met and toured the Edge at West Building.

Council Member Silverman thanked Lieutenant Jonathan McIntosh for his hard work and efforts in creating a wonderful Creve Coeur Night Out event. Council Member Silverman stated the Police and Safety Committee met and discussed auto thefts as well as police staffing, recruiting, and retirements. Anticipated dates were provided for the following events: Walk Like MADD, October 16, 2022, Faith & Blue, October 14, 2022, Trunk or Treat, October 25, 2022, and Coffee with a Cop, November 2, 2022.

Council Member Carney stated Stormwater Committee met and will be touring completed and planned stormwater projects on the upcoming meeting on October 12, 2022. Mr. Lumley suggested posting it as a meeting, so that the committee can discuss projects in detail during the tour.

BUSINESS FROM CITY ADMINISTRATOR

Mr. Perkins stated a rebuilt compressor for the ice arena was purchased on an emergency basis, in the amount of \$27,059 due to limited availability of compressors suitable for the current system and lead time necessary to acquire and install. It is expected to be installed next week.

ADJOURN

11. Adjourn

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Nicole Greer, Council Member, Ward 2
SECONDER:	Heather Silverman, Council Member, Ward 1
AYES:	Manlin, Silverman, Carney, Greer, Neudorf, Hoffman, Martinich, Tierney

The vote on the motion being 8 ayes and 0 nays, motion carried.



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The meeting adjourned at 8:40 PM.

Submitted by:

Kellie Henke
City Clerk

Dr. Robert Hoffman
Mayor

EXHIBIT A

On Mon, Sep 26, 2022 at 10:06 AM Joe Flaherty <JFlaherty@cedarwoodd.com> wrote: Mayor and respected City Council members;

My name is Joe Flaherty and I live at 11921 Rocky Drive. This is the first home on the right in Balmoral subdivision, which is better described as the home that is most directly impacted by the drive thru at Panera on Ballas Road. I wanted to reach out to all of you and weigh in on the pending task ahead of you when it comes to determining if drive thrus should be allowed in smaller capacity and greater frequency and how this affects the growth of the City of Creve Coeur.

Before I weigh in I want to qualify myself as someone whom has lived in the City for over 15 years, I have developed in the City doing the CVS (with a drive thru) on Olive and I am currently developing residential (apartments), mixed use sites (residential and retail), single and multi-tenant retail sites, redevelopment of under utilized sites, self-storage (temperature controlled) and full service senior facilities. I do this from Colorado thru Texas into Florida and up the east coast while encompassing many Midwest major metros and some of the fastest growth communities in the United States. This is not an email to brag on my qualifications but hopefully an email that will help you better understand the precarious problems you now face. It's a slippery slope trying to decide what's best for the growth of the community while attempting to protect the existing citizens within the city limits. I do not envy your positions but hopefully my insight might provide some help and guidance in your task ahead.

First and foremost I will state the I fully support new business, brick and mortar construction and drive-thru' s. These are necessary things that all cities need to grow, increase a tax base and create jobs. If a city doesn't welcome new corporate neighbors and attempt to accommodate their needs for development then these corporate clients will find other ways to locate as close to the boundaries of our city, still benefit from our daytime employment, residential base and visitors to our city while the city loses out on the benefits of having companies like Chick-Fil-A, QT, Raising Canes, Culvers and so many more.

I realize you have a large residential base right off of Olive but Olive is the heart of the City and therefore should be the area where all of these companies will eventually locate and open and operate. I feel that there are many spots along on Olive that should be priority for the City to find ways to redevelop first and foremost. Examples would be the current Starbucks location, maybe a carve out at the Dierbergs Center at Craig, the closed down Milbradts, the land at Olive and Country Manor, a carve out at Kohl's, the old Youthbridge Campus, the Whole Foods closed location, the large mostly vacant office building at Mosley and Olive and lastly the seriously underutilized center(s) at Graeser. I know that the future holds for some serious redevelopment of the Bayer campus but that could be years in the planning stages, closing and development of ready parcels of land. With the economy turning on its head, turning business away could be detrimental to the development of the city.

Finding ways to make these sites work today, I feel should be the concentration. I know you get a lot of opposition to new development, drive thru restaurants and any overall change to the current landscape but you are the elected officials that need to lead. There are many responsible ways of developing and one of the first ways is to concentrate on vacant and under used properties in the urban core first. Allowing the development to sprawl across the city causes gaps and vacancies that may never be filled. This is what invites crime, lowers rents, decreases vacancy across the city and makes current corporate neighbors leave and relocate to other cities that welcome their uses.

Yes there are many ways to attempt to block, screen and control the development but some of the items that I have been reading like size of building, size of land, and hampering the operational design is just another way to stop the development process. Ever since COVID the ever increased need for pick up windows, drive thru and quick serve have increased 60% across America. We cannot ask a company like Chick-Fil-A (just an example) to change their building or operation style just to be in Creve Coeur. Buying more land costs more money, building a bigger building cost more money, changing operations for an established business costs them more money which decreases profit and when a corporate client is looking at a chance to develop here and they weigh their desired return against a deal in Dallas or Tampa or Phoenix where they are not compressed, they will pick the other market 10 out of 10 times. They don't have to be here and if the city and their residents don't welcome them, why would they fight so hard?

The Panera off Ballas was forced and done incorrectly directly impacting the residents. The operating hours, the deliveries, the inadequate sound wall, the trash pickups and the ordering window are all against what was promised. This is a prime example of how NOT to do a drive thru while impacting residential homes. Keep the drive thru on Olive and develop the urban core. Yes you will get opposition but this city has a history of NIMBYS and that will always fight change (NOT IN MY BACKYARD) but the city needs to grow. Making sure ordering windows do not face residential homes, proper green screening, responsible lighting, operating hours and trash pickup and deliveries can all be controlled in the ordinances that are passed to protect the residential base. Do not get lost in the weeds on acreage, building size, number of seats, etc... that pushes companies away.

There is a reason they all still want to be in our city. They will comply with a lot of the things mentioned above but making them uncomfortable and forcing them to spend double and triple their normal costs will make them run away.

Best of luck in your endeavors in making our city continue to prosper.

Joe Flaherty

EXHIBIT B

From: **Jamie Rohrich** <jrohrich@samapartments.com>
Date: Wed, Sep 28, 2022 at 12:51 PM
Subject: 9/28/22 meeting re: drive thru regulation changes
To: jjaggi@crevecoeurmo.gov <jjaggi@crevecoeurmo.gov>

Mr. Jaggi;

I am writing again with my concerns regarding the ordinance changes regarding drive through regulations within City of Creve Coeur. My last letter back in June addressed my concerns and I was hopeful they would be considered. Instead I see that the proposed changes completely ignore and dismiss the rights of Creve Coeur multi-family residents that will, without a doubt, affect their quality of life while living in a multi-family environment.

I personally, have residents that have lived in the communities I currently manage for over **30 years** and so they too are residents and citizens of Creve Coeur. Honestly though, regardless of how long someone chooses to live in an apartment community, it is still their HOME. Multi-family residents of Creve Coeur should not be ignored or treated any differently than those who reside in single family homes.

Why does their quality of living mean less than those who reside in single family homes?

From a business stand point, this will also affect our ability to maintain occupancy and help those needing a home. The noise level will be apparent when they come to visit the communities and will deter them from choosing to live at those communities affected.

My biggest issue with these changes is that multi-family residents are being completely excluded from protections that should be afforded to them by residing in Creve Coeur like any other single family homeowner.

I am requesting that multi-family housing be explicitly included in the proposed changes to this ordinance. I feel this is a pertinent issue and needs to include **ALL** residents residing in the City of Creve Coeur. Multi-family resident need to be afforded the same protections from the noise disturbances this will inevitably cause.

I have one other question regarding the decibel level portion of this ordinance. How is this going to be monitored and/or enforced?

I hope to be able to move a prior engagement around so that I am able to attend the meeting tonight. In case that I cannot make it, I would like for this letter to be read at the meeting this evening.

Thank you

This form may be used to appoint the employer delegate to be sent to the Missouri Local Government Employees Retirement System (LAGERS) Annual Meeting to be held October 27-28, 2022 at Double Tree Hotel in Springfield, MO

The _____ of the _____ hereby
Name of Governing Body Name of Subdivision
appoints _____ to be the Employer Delegate for our
Name of Appointed Employer Delegate
political subdivision for the purposes of participating in the Board of Trustee election at the Missouri Local Government Employees Retirement System's Annual Meeting.

Signature

Presiding Officer of Governing Body



MISSOURI LAGERS
A Secure Retirement for All



MEMORANDUM

DATE: October 4, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from September 21, 2022 through October 4, 2022 in the amount of \$540,753.21.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PRISONER MEALS	01-2410	DFT0005780	39.90
QUADIENT FINANCE USA INC		PPLN01 9/14/22	09/14/2022	PREPAID POSTAGE	01-1652	64639	3,000.00
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY		1347435	09/12/2022	DENTAL OCT 22	01-2213	64665	5,394.32
FIDELITY SECURITY LIFE INSURANCE COMPANY		165455112	09/22/2022	VISION OCT 22	01-2218	64666	984.22
FIDELITY SECURITY LIFE INSURANCE COMPANY		165455231	09/22/2022	COBRA VISION INS OCT 22	01-2224	64666	16.12
							9,434.56
							9,434.56
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CCO Luncheon- Neudorf	01-11-12-6264	DFT0005780	26.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Donuts- Coffee with the Mayor	01-11-12-6264	DFT0005780	35.47
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Meeting with Ward 1 Council Members	01-11-12-6264	DFT0005780	16.75
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Council Dinner 8/8/2022	01-11-12-6264	DFT0005780	284.43
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Agenda Review	01-11-12-6264	DFT0005780	14.26
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Council Dinner 8/22/22	01-11-12-6264	DFT0005780	277.11
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CCO Luncheon- Hoffman	01-11-12-6264	DFT0005780	26.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Presentation Plaques	01-11-12-7306	DFT0005780	193.91
Division 12 - MAYOR AND CITY COUNCIL Total:							873.93
Division: 13 - CITY CLERK							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MoCCFOA Fall Regional Course	01-11-13-6264	DFT0005780	85.00
GRANICUS LLC		156560	10/01/2022	AGENDA AND MINUTES OCT 22	01-11-13-6213	64670	578.20

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
GRANICUS LLC		156560	10/01/2022	CIVIC STREAMING OCT 22	01-11-13-6213	64670	367.50
Division 13 - CITY CLERK Total:							1,030.70
Department 11 - LEGISLATIVE SERVICES Total:							1,904.63
Department: 12 - ADMINISTRATION							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Verification Report - \$91.94	01-12-11-6202	DFT0005780	91.94
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Monthly Credit Reports	01-12-11-6202	DFT0005780	101.82
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	29.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pe-Employment Background Checks	01-12-11-6202	DFT0005780	29.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background \$15.25	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	On-line Job Posting (Engineer; MWI)	01-12-11-6260	DFT0005780	337.62
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Business e-newsletter subscription	01-12-11-6262	DFT0005780	70.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3CMA annual membership fe	01-12-11-6262	DFT0005780	400.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Wall Street Journal Subscription	01-12-11-6262	DFT0005780	6.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	IPMA STL Membership Meeting	01-12-11-6264	DFT0005780	25.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	IPMA-HR Membership Luncheon - Lumley \$25.00	01-12-11-6264	DFT0005780	25.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Gen Supplies - Cert. Holder \$29.06	01-12-11-7304	DFT0005780	29.06
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Gen Supplies - Cardstock \$18.52	01-12-11-7304	DFT0005780	18.52
RICHARD DECOLLO	PO00665	6056	08/02/2022	Newsletter handling - AUG 2	01-12-11-6203	64641	279.44
RICHARD DECOLLO	PO00665	6086	08/26/2022	Newsletter handling - SEP 22	01-12-11-6203	64641	279.44
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		10/13/22 MEETING	10/03/2022	SLACMA MEETING ON 10/13/22 - PERKINS	01-12-11-6264	64691	15.00
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		10/13/22 MEETING	10/03/2022	SLACMA MEETING ON 10/13/22 - STOTT	01-12-11-6264	64691	15.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES ADMIN 8/21/22-9/20/22	01-12-11-6253	64694	49.50
Division 11 - ADMINISTRATIVE Total:							1,847.59
Department 12 - ADMINISTRATION Total:							1,847.59

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	GFOA Budget Award Application	01-13-11-6202	DFT0005780	345.00
TYLER TECHNOLOGIES		025-392836	08/31/2022	PROJECT MANAGER FOR IMPLEMENTATION TO BI- WEEKLY	01-13-11-6213	64649	250.00
GFOA OF MISSOURI		10/12/22 MEETING	09/29/2022	GFOA LUNCHEON 10/12/22 OBERMOELLER BROTHERS AKERS	01-13-11-6264	64669	45.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES FIN 8/21/22- 9/20/22	01-13-11-6253	64694	24.75
Division 11 - ADMINISTRATIVE Total:							664.75
Division: 15 - INTERDEPARTMENTAL							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD FIBER 3198	01-13-15-6253	64617	16.84
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM GARAGE 5116	01-13-15-6255	64617	14.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	12.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT CAKE FOR PAM V	01-13-15-6272	DFT0005780	49.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	92.55
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	34.59
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	SUPPLIES FOR ACCIDENT RECONSTRUCTION CLASS	01-13-15-7304	DFT0005780	38.54
PEPSI COLA		28530106	09/23/2022	SODA FOR CITY HALL VENDING MACHINES	01-13-15-7304	64636	271.46
WUSSLER BUSINESS FORMS INC		5118	09/19/2022	BUSINESS CARDS GARSON AND NEUDORF	01-13-15-7312	64651	165.22
CHARTER COMMUNICATION		0215116091622	09/16/2022	996 E RUE DE LA BANQUE PW GARAGE 9/16/22-10/15/	01-13-15-6255	64659	297.65
CHARTER COMMUNICATION		0215132091622	09/16/2022	ANALOG LINES AND CONNECT PW GARAGE 9/16- TONER	01-13-15-6253	64661	487.76
ODP BUSINESS SOLUTIONS LLC		266786197001	09/27/2022	TONER	01-13-15-7312	64685	137.68
ODP BUSINESS SOLUTIONS LLC		268776694001	09/23/2022	TONER PENCILS SECURITY PENS	01-13-15-7312	64685	671.37
ODP BUSINESS SOLUTIONS LLC		268778598001	09/23/2022	KEY TAGS	01-13-15-7312	64685	15.57
ODP BUSINESS SOLUTIONS LLC		269332876001	09/28/2022	BATTERIES NOTEPADS EXPO MARKERS LEGAL PADS	01-13-15-7312	64685	121.35

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC		270135481001	09/29/2022	TONER	01-13-15-7312	64685	91.95
Division 15 - INTERDEPARTMENTAL Total:							2,519.97
Division: 51 - MIS OPERATIONS							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	netgear 16port poe switch	01-13-51-6213	DFT0005780	219.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PureLeverage HD crusher	01-13-51-6213	DFT0005780	466.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	iphone screen protectors	01-13-51-6213	DFT0005780	12.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	5pack sandisk 16GB SDHC cards (pd)	01-13-51-6213	DFT0005780	37.85
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2logitech c270 webcams	01-13-51-6213	DFT0005780	37.58
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	logitech speakers dvd write	01-13-51-6213	DFT0005780	59.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2 web cams (logitech nexigo	01-13-51-6213	DFT0005780	56.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2evo SSD 4 displayport to dvi adapters	01-13-51-6213	DFT0005780	151.78
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	sandisk 1tb extreme external ssd (admin)	01-13-51-6213	DFT0005780	134.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Ubiquiti UniFi APs 3pack	01-13-51-7331	DFT0005780	678.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	sqlbackupandftp 1yr renewal	01-13-51-7332	DFT0005780	48.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Zoom Meetings for City	01-13-51-7332	DFT0005780	14.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Publisher 2021 (tim b)	01-13-51-7332	DFT0005780	159.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Zoom subscription	01-13-51-7332	DFT0005780	129.94
WINNING TECHNOLOGIES, INC.	PO00518-R1	26441	10/01/2022	IT Management Consultants OCT 22	01-13-51-6202	64700	3,200.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES MIS 8/21/22- 9/20/22	01-13-51-6253	64694	24.75
Division 51 - MIS OPERATIONS Total:							5,433.80
Department 13 - FINANCE Total:							8,618.52
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
ALOBARS INC		67789-IN	09/20/2022	GENERATOR RENTAL FOR 9/8/22 CONCERT	01-14-11-6266	64619	100.00
KIWANIS CLUB OF CREVE COEUR		0609141964	08/31/2022	HOT DOGS FOR 6/9/22 CONCERT	01-14-11-7304	64675	100.00

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
KIWANIS CLUB OF CREVE COEUR		09201964	09/20/2022	BABALOO BAND FOR 6/9/22 CONCERT IN THE PARK	01-14-11-6203	64675	325.00
BEGINNERS WORLD TENNIS		105	09/27/2022	TENNIS PROGRAM INSTRUCTION SEP 22	01-14-11-6202	64657	602.00
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	01-14-11-6213	64688	43.66
MYRLYNN HENLEY		111	09/27/2022	TAI CHI INSTRUCTION 9/6/22-9/22/22	01-14-11-6202	64682	441.00

Division 11 - ADMINISTRATIVE Total: 1,611.66

Department 14 - COMMUNITY SERVICES Total: 1,611.66

Department: 16 - MUNICIPAL FACILITIES MAINTENANCE

Division: 11 - ADMINISTRATIVE

SPIRE		5003001000 9/15/22	09/15/2022	300 N NEW BALLAS CITY HALL 8/12/22-9/14/22	01-16-11-6252	DFT0005792	43.61
WIEGMANN ASSOCIATES		75865	09/06/2022	CITY HALL EXHAUST FAN REPAIR	01-16-11-6212	64650	410.00
WIEGMANN ASSOCIATES		75905	09/08/2022	CITY HALL HEAT PUMP REPAIR	01-16-11-6212	64650	350.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	REMOVE BAL TO FY22	01-16-11-6212	64664	-9,160.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	City Hall- Outsourced Janitorial Services OCT 22	01-16-11-6212	64664	1,980.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	City- Hall- Outsourced Janitorial Services- Year 3	01-16-11-6212	64664	9,160.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0247372-6: 300 N NEW BALLAS RD 7/31/22-8/31/22	01-16-11-6254	64679	2,611.02
ARAMARK UNIFORM SERVICES		6170053099	09/20/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64656	21.70
ARAMARK UNIFORM SERVICES		6170055764	09/27/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64656	21.70
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES BLDG MAINT 8/21/22-9/20/22	01-16-11-6253	64694	24.75

Division 11 - ADMINISTRATIVE Total: 5,462.78

Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 5,462.78

Department: 21 - POLICE

Division: 11 - ADMINISTRATIVE

ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 4 PACK DISINFECTING WIP	01-21-11-7304	DFT0005780	25.89
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	DRY ERASE MARKERS & BOARD CLEANER	01-21-11-7304	DFT0005780	25.37
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT GIFT FOR PAM	01-21-11-7306	DFT0005780	11.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BOX FOR RETIREMENT GIFT	01-21-11-7306	DFT0005780	6.99
TWO SASSY DESIGNS LLC		2185	08/31/2022	RETIREMENT GIFT FOR 25 YRS OF SERVICE	01-21-11-7306	64697	27.95

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ADVERTISING PREMIUM SALES INC		2496-1	06/29/2022	(250) SMOOTH STADIUM CUP - 16 OZ	01-21-11-7314	64653	205.15
ADVERTISING PREMIUM SALES INC		2497-1	06/29/2022	(250) JAVALINA METALLIC COMFORT STYLUS	01-21-11-7314	64653	189.40
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES POLICE 8/21/22-9/20/22	01-21-11-6253	64694	54.50
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD ADMIN 8/21/22-9/20/22	01-21-11-6253	64693	84.73
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD ADMIN 8/21/22-9/20/22	01-21-11-6253	64693	-58.10
FLORISSANT PSYCHOLOGICAL SERVICES I		BAUJOS97	09/06/2022	PRE-EMPLOYMENT SCREENING FOR NEW OFFICER	01-21-11-6203	64667	450.00
FLORISSANT PSYCHOLOGICAL SERVICES I		KAIBRE	09/06/2022	PRE-EMPLOYMENT SCREENING FOR NEW OFFICER	01-21-11-6203	64667	450.00
						Division 11 - ADMINISTRATIVE Total:	1,473.87
Division: 21 - INVESTIGATION							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	FLASH DRIVES AND CABLE ZIP TIES	01-21-21-7304	DFT0005780	58.33
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	DVDS CDS & SLEEVES	01-21-21-7304	DFT0005780	55.26
LEXISNEXIS		1432814-20220831	08/31/2022	AUGUST 2022 2 USERS - 3 EMAIL SEARCHES	01-21-21-6202	64677	223.04
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD INVESTIG 8/21/22-9/20/22	01-21-21-6253	64693	100.02
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD INVESTIG 8/21/22-9/20/22	01-21-21-6253	64693	-25.01
						Division 21 - INVESTIGATION Total:	411.64
Division: 22 - PATROL							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UNLIMITED CAR WASHES FOR 24 VEHICLES	01-21-22-6210	DFT0005780	407.76
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 IPHONE CHARGERS	01-21-22-6253	DFT0005780	14.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ONLINE DRONE COURS FOR 4 NEW PILOTS	01-21-22-6262	DFT0005780	276.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	48 PACK AA BATTERIES	01-21-22-7302	DFT0005780	30.22
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	40 COIN BATTERIES (BLUE TOOTH REMOTES	01-21-22-7302	DFT0005780	30.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	XXL SEARCH GLOVES	01-21-22-7302	DFT0005780	37.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	HEX KEY SET & CRESCENT WRENCH	01-21-22-7302	DFT0005780	16.22
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	(12) D BATTERIES	01-21-22-7302	DFT0005780	21.24

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	48 AA BATTERIES	01-21-22-7302	DFT0005780	20.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	XL SEARCH GLOVES	01-21-22-7302	DFT0005780	38.30
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	HEAVY DUTY KEYRINGS	01-21-22-7304	DFT0005780	13.45
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PATROL 3 MOBILE PRINTER BATTERIE	01-21-22-7304	DFT0005780	162.45
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 GALLONS DISTILLED WATER FOR STEAMER	01-21-22-7304	DFT0005780	4.17
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	300.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	200.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS (3) POLIS TO BE RETROFITTED	01-21-22-7308	DFT0005780	16.53
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS 1 POLO TO BE RETROFITTED	01-21-22-7308	DFT0005780	13.36
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS 2 VEST CARRIERS	01-21-22-7308	DFT0005780	20.38
LAW ENFORCEMENT TARGETS INC		0552925-IN	09/20/2022	TRANSTAR TSR-11 BLUE TARGETS	01-21-22-7313	64676	139.64
UTILITY ASSOCIATES INC		40951	09/09/2022	RETROFIT (1) VEST	01-21-22-7308	64698	33.00
UTILITY ASSOCIATES INC		40955	09/09/2022	RETROFIT (1) VEST	01-21-22-7308	64698	33.00
SUNTRUP FORD INC		481320	09/02/2022	HOSE - WIND FOR CAR 2410	01-21-22-6210	64692	17.06
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD PTRL 8/21/22-9/20/22	01-21-22-6253	64693	-103.41
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD PTRL 8/21/22-9/20/22	01-21-22-6253	64693	218.28
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-22-186	09/22/2022	REPAIRS - LIGHTBAR ISSUES ON CAR 2404	01-21-22-6210	64662	440.00
CDS OFFICE SYSTEMS INC		INV1483208	09/22/2022	QRTLY COPIER MAINT- REPORT WRITING ROOM	01-21-22-6213	64658	34.32
						Division 22 - PATROL Total:	2,585.41
						Department 21 - POLICE Total:	4,470.92
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LUNCHEON ON 8/25/22	01-31-11-6264	DFT0005780	25.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
DREXEL TECHNOLOGIES INC		INV88288	09/26/2022	COPIER	01-31-11-6213	64622	75.73
GEORGE L. CRAWFORD & ASSOCIATES INC	PO00564	220130004	09/27/2022	LEASE/MAINTENANCE SEP 2 ONE CALL TRAFFICE SIGNAL MAINTENANCE	01-31-11-6211	64668	577.50
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PW ADMIN 8/21/22-9/20/22	01-31-11-6253	64694	123.75
						Division 11 - ADMINISTRATIVE Total:	801.98
Division: 41 - STREET MAINTENANCE							
SPIRE		9717450000 9/15/22	09/15/2022	1030 N LINDBERGH LEAF SITE 8/12/22-9/14/22	01-31-41-6252	DFT0005791	22.18
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-02	09/20/2022	SAFETY JACKET	01-31-41-7308	64632	43.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		025725	09/20/2022	GLASSES JACKETS	01-31-41-7308	64632	146.25
HUMAN RESOURCE STAFFIN		1001070876	09/22/2022	SQWINCHER DRINK MIXES PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-41-6207	64629	600.60
RACHEL C BALLARD		11558	09/20/2022	EAB REMOVAL AT STUDDT	01-31-41-6212	64640	900.00
NEW FRONTIER MATERIALS LLC		12592951	09/15/2022	COUNTRY MANOR PATCH	01-31-41-7305	64635	372.67
NEW FRONTIER MATERIALS LLC		12593371	09/16/2022	GOLF COURSE DRIVEWAY PATCH	01-31-41-7305	64635	277.40
ABSTENENCIA GENTRY		1261-2000012802	09/19/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-41-6207	64618	927.36
MCCONNELLS OF ST LOUIS INC		2209-066701	09/23/2022	CRACK SEAL BLOCKS	01-31-41-7305	64631	549.00
ST LOUIS COMPOSTING, INC.		349467	09/08/2022	NEW BALLAS MULCH	01-31-41-6212	64645	109.20
NEUMAYER EQUIPMENT COMPANY INC		5530339-IN REDO	08/26/2022	GAS PUMP SERVICE CALL	01-31-41-6212	64634	139.00
ARAMARK UNIFORM SERVICES		6170053095	09/20/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64620	78.07
SAFETY-KLEEN SYSTEMS, INC.		89954202	09/22/2022	PW WATER SEPARATOR	01-31-41-6212	64643	1,080.75
GRAINGER		9448178120	09/16/2022	DEGREASER FOR TOOLS	01-31-41-7305	64626	115.20
ST LOUIS SAFETY INC		INV608849	09/19/2022	IBUPROFEN	01-31-41-6271	64646	8.62
GATEWAY DEALER NETWORK LLC		P68140	09/20/2022	BOBCAT PARTS	01-31-41-6211	64625	343.31
PETTY CASH		SEP 22	09/22/2022	RYAN BRISCOE CDL LICENSE	01-31-41-6261	64638	78.79
PETTY CASH		SEP 22	09/22/2022	STEVEN BLACK CDL LICENSE	01-31-41-6261	64638	78.79
SPIRE		7725111000 9/20/22	09/20/2022	996 RUE DE LA BANQUE 8/18/22-9/19/22	01-31-41-6252	DFT0005799	23.14
CHARTER COMMUNICATION		0420922092522	09/25/2022	996 E RUE DE LA BANQUE TV/WIFI 9/25/22-10/24/22	01-31-41-6253	64660	98.76
HUMAN RESOURCE STAFFIN		1001070997	09/29/2022	PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-41-6207	64672	600.60
ABSTENENCIA GENTRY		1261-2000012813	09/26/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-41-6207	64652	579.60
NB WEST CONTRACTING CO		12677	09/23/2022	COLD MIX	01-31-41-7305	64683	161.20

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
DEKA ELECTRO BATTERY MF		127087	09/08/2022	LOADER BATTERY	01-31-41-6211	64663	222.26
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0549319-2: 1030 N LINDBERGH BLVD 7/31/22- 8/31/22	01-31-41-6254	64679	33.22
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0473730-0: 996 E RUE DE LA BANQU ST 7/31/22-8/31/2	01-31-41-6254	64679	103.13
THE GREENWOOD GROUP LL		28550	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64696	3,129.36
THE GREENWOOD GROUP LL PO00296		28550	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64696	435.39
K AND K SUPPLY		330435	09/29/2022	BANDIT CHIPPER CLUTCH	01-31-41-6211	64674	985.25
ARAMARK UNIFORM SERVICES		6170055763	09/27/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64656	78.47
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES STREETS 8/21/22-9/20/22	01-31-41-6253	64694	123.75
Division 41 - STREET MAINTENANCE Total:							12,444.82
Division: 43 - PARKS MAINTENANCE							
SPIRE		9717450000 9/15/22	09/15/2022	1030 N LINDBERGH LEAF SITE 8/12/22-9/14/22	01-31-43-6252	DFT0005791	22.18
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-02	09/20/2022	SAFETY JACKET	01-31-43-7308	64632	14.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		025725	09/20/2022	GLASSES JACKETS	01-31-43-7308	64632	48.75
HUMAN RESOURCE STAFFIN		1001070876	09/22/2022	PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-43-6207	64629	200.20
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		123583696-001	09/20/2022	WEED SPRAYERS	01-31-43-9503	64644	215.56
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		123627841-001	09/21/2022	POND DYE	01-31-43-7303	64644	182.02
ABSTENENCIA GENTRY		1261-2000012802	09/19/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-43-6207	64618	309.12
FASTSIGNS OF BRIDGETON		270-75375	08/17/2022	SIGNS FOR SINKHOLE AT MILLENNIUM PARK	01-31-43-6212	64624	112.50
ARAMARK UNIFORM SERVICES		6170053095	09/20/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64620	26.02
TIMBERCREEK EQUIPMENT CO LLC		867151	09/20/2022	TRIMMER HEADS	01-31-43-9503	64648	148.20
ST LOUIS SAFETY INC		INV608849	09/19/2022	IBUPROFEN	01-31-43-6271	64646	2.88
GATEWAY DEALER NETWORK LLC		P68140	09/20/2022	BOBCAT PARTS	01-31-43-6211	64625	114.44
SPIRE		7725111000 9/20/22	09/20/2022	996 RUE DE LA BANQUE 8/18/22-9/19/22	01-31-43-6252	DFT0005799	23.13
CHARTER COMMUNICATION		0420922092522	09/25/2022	996 E RUE DE LA BANQUE TV/WIFI 9/25/22-10/24/22	01-31-43-6253	64660	32.92
HUMAN RESOURCE STAFFIN		1001070997	09/29/2022	PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-43-6207	64672	200.20

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO		1017-210013559299	9/26/2022	12301 CONWAY RD 8/23/22- 9/23/22	01-31-43-6254	64681	18.20
ABSTENENCIA GENTRY		1261-2000012813	09/26/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-43-6207	64652	193.20
DEKA ELECTRO BATTERY MF		127087	09/08/2022	LOADER BATTERY	01-31-43-6211	64663	74.08
AIM TO AMAZE OUTDOOR SERVICES INC	PO00649-R1	2022-490	09/15/2022	Tree Removal For Mill Park	01-31-43-6212	64654	9,400.00
AIM TO AMAZE OUTDOOR SERVICES INC		2022-512	09/27/2022	TREE REMOVAL AT MILLENNIUM PARK	01-31-43-6212	64654	650.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0783768-5: 902 N MASON RD 7/31/22-8/31/22	01-31-43-6224	64679	38.61
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0578184-4: 601 COEUR DE VILLE DR 7/31/22-8/31/22	01-31-43-6254	64679	82.17
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0567312-4: 10620 COUNTRY VIEW DR 7/31/22-8/31/22	01-31-43-6254	64679	65.56
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0578025-9: 1000 BARNES WEST DR 7/31/22-8/31/22	01-31-43-6254	64679	-771.16
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0034325-1: 11370 ST PAUL ST 7/31/22-8/31/22	01-31-43-6254	64679	44.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0472261-7: 12100 CONWAY RD 7/31/22-8/31/22	01-31-43-6254	64679	33.22
K AND K SUPPLY		330435	09/29/2022	BANDIT CHIPPER CLUTCH	01-31-43-6211	64674	328.42
ARAMARK UNIFORM SERVICES		6170055763	09/27/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64656	26.16
JOHNSON CONTROLS FIRE PROTECTION LP		89122472	09/12/2022	TAPPMAYER SMOKE DETECTOR REPLACEMENT	01-31-43-6224	64673	1,872.35
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES TAPPMAYER 8/21/22-9/20/22	01-31-43-6224	64694	18.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PARKS 8/21/22 -9/20/22	01-31-43-6253	64694	24.75
GREENSPRO INC		INV0049691	09/23/2022	WEED KILLER SUPPLIES	01-31-43-7303	64671	1,035.75
						Division 43 - PARKS MAINTENANCE Total:	14,785.93
						Department 31 - PUBLIC WORKS Total:	28,032.73
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2022 MO PLANNING CONF REG. for B MOORE and J JAGGI	01-32-11-6264	DFT0005780	438.00
MISSOURI LAWYERS MEDIA		745536458	09/16/2022	PZ 9/16/22 PUBLIC NOTICE - TEXT AMENDMENT	01-32-11-6260	64633	52.20
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PLNING 8/21/22-9/20/22	01-32-11-6253	64694	24.75
						Division 11 - ADMINISTRATIVE Total:	514.95

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 61 - BUILDING DEPARTMENT							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT CAKE FOR PATRICK	01-32-61-7304	DFT0005780	85.00
PERALES AE LAWN CARE INC		080387	09/18/2022	HIGH WEEDS/GRASS 29 CHAMINADE DR	01-32-61-6215	64637	315.00
PERALES AE LAWN CARE INC		080388	09/18/2022	HIGH WEEDS/GRASS 311 N LINDBERGH BLVD	01-32-61-6215	64637	595.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES BLDG 8/21/22-9/20/22	01-32-61-6253	64694	198.00
Division 61 - BUILDING DEPARTMENT Total:							1,193.00
Department 32 - COMMUNIITY DEVELOPMENT Total:							1,707.95
Fund 01 - GENERAL FUND Total:							63,091.34
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
SWEETENS CONCRETE SERVICES LLC	PO00631	20222687	08/31/2022	MOSLEY ROAD IMPROVEMENTS PAY APP #4 THRU 8/31/22	02-61-71-9510	64647	151,507.97
HOTTLE APPRAISAL COMPAN	PO00664	22-C672 THRU 22-C677	09/01/2022	North New Ballas Appraisals	02-61-71-9510	64628	7,500.00
SPENCER CONTRACTING COMPANY	PO00662	1	09/16/2022	Asphalt Pave Resurfacing PAY APP #1 THRU 9/16/22	02-61-71-9510	64690	180,442.44
REAL ESTATE ANALYSTS LTD		2022-168	09/27/2022	NEW BALLAS ROAD STP-5561 APPRAISAL REVIEWS	02-61-71-9510	64686	1,800.00
Division 71 - CIP Total:							341,250.41
Department 61 - CIP Total:							341,250.41
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							341,250.41
Fund: 05 - PARK & STORMWATER FUND							
Department: 61 - CIP							
Division: 71 - CIP							
INTUITION AND LOGIC ENGINEERING INC	PO00638-R1	220809	08/31/2022	NEW BALLAS RD CULVERT PAY APP #5 THRU 8/31/22	05-61-71-9509	64630	481.25
INTUITION AND LOGIC ENGINEERING INC	PO00644-R1	220810	09/21/2022	ALDEN DRAINAGE DESIGN PAY APP #5 THRU 8/31/22	05-61-71-9509	64630	11,778.75
Division 71 - CIP Total:							12,260.00
Department 61 - CIP Total:							12,260.00
Fund 05 - PARK & STORMWATER FUND Total:							12,260.00
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM ICE ARENA 6635	06-14-31-6255	64617	0.38

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ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Ink Ribbon for resident IDs	06-14-31-6213	DFT0005780	78.60
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Refund of test of credit card machine with IT	06-14-31-6213	DFT0005780	-2.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Test of credit card machine with IT	06-14-31-6213	DFT0005780	2.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	J. Miller Ice certification	06-14-31-6261	DFT0005780	75.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Flight for Ice Maint. for training in Nashville	06-14-31-6261	DFT0005780	417.95
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Fee for training course for Ice Maint. staff	06-14-31-6261	DFT0005780	625.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LTS gloves	06-14-31-7304	DFT0005780	34.18
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Shoe grippers for working on ce	06-14-31-7304	DFT0005780	78.04
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Program supplies storage bin	06-14-31-7304	DFT0005780	179.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	dolly/cart	06-14-31-9503	DFT0005780	181.89
ALOBARS INC		67780-IN	09/16/2022	PORTABLE PA SYSTEM	06-14-31-9503	64619	3,235.00
SPIRE		4981701000 9/19/22	09/19/2022	11400 OLDE CABIN RD 8/17/22-9/18/22	06-14-31-6252	DFT0005800	1,078.68
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	06-14-31-6213	64688	43.67
AMERENUE		1801001713 9/13/22	09/13/2022	11400 OLDE CABIN ICE ARENA 8/10/22-9/11/22	06-14-31-6250	DFT0005794	10,896.44
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	1049261-9: 11400 OLDE CABIN RD 7/31/22-8/31/22	06-14-31-6254	64679	1,755.06
RHINE PARACO GAS OF ST LOUIS		649804	08/09/2022	OLY PROPANE	06-14-31-7307	64687	125.55
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES ICE RINK 8/21/22-9/20/22	06-14-31-6253	64694	24.75
Division 31 - ICE ARENA Total:							18,830.17
Division: 32 - GOLF MAINTENANCE							
ENERGY PETROLEUM CO		12321370	09/01/2022	REGULAR AND DIESEL FUEL @ DRC	06-14-32-7307	64623	1,926.88
HELENA CHEMICAL CO.		235278083	09/15/2022	FESCUE AND RYE GRASS SEE	06-14-32-6212	64627	1,196.25
AMERENUE		0639074006 9/13/22	09/13/2022	11400 OLDE CABIN LAKE FOUNTAIN 8/10/22-9/11/22	06-14-32-6250	DFT0005793	102.90
AMERENUE		4863142006 9/13/22	09/13/2022	11400 OLDE CABIN GOLF FANS 8/10/22-9/11/22	06-14-32-6250	DFT0005795	332.66
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES GOLF MAINT 8/21/22-9/20/22	06-14-32-6253	64694	24.75
Division 32 - GOLF MAINTENANCE Total:							3,583.44

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Division: 33 - PRO-SHOP							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PRO SHOP 6635	06-14-33-6255	64617	0.39
SPIRE		4981701000 9/19/22	09/19/2022	11400 OLDE CABIN RD 8/17/22-9/18/22	06-14-33-6252	DFT0005800	462.29
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	06-14-33-6213	64688	43.67
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	1049261-9: 11400 OLDE CABIN RD 7/31/22-8/31/22	06-14-33-6254	64679	585.02
T N T INC		361452	07/12/2022	RENTALS FOR TOURNEY	06-14-33-6266	64695	250.00
Division 33 - PRO-SHOP Total:							1,341.37
Division: 34 - FOOD SERVICES							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food Resale	06-14-34-8315	DFT0005780	135.70
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food Resale	06-14-34-8315	DFT0005780	189.05
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food for Resale	06-14-34-8315	DFT0005780	49.48
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev Resale	06-14-34-8316	DFT0005780	228.86
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev Resale	06-14-34-8316	DFT0005780	175.92
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev. Resale	06-14-34-8316	DFT0005780	121.81
RL MUELLER NATIONAL DIST INC		111149A	06/07/2022	FOOD FOR RESALE	06-14-34-8315	64642	160.20
RL MUELLER NATIONAL DIST INC		111149A	06/07/2022	SNACKS FOR RESALE	06-14-34-8319	64642	160.05
RL MUELLER NATIONAL DIST INC		111288A	06/27/2022	SNACKS FOR RESALE	06-14-34-8319	64642	322.20
D AND D DISTRIBUTORS LLP		241344	09/14/2022	BEER FOR RESALE	06-14-34-8316	64621	720.10
Division 34 - FOOD SERVICES Total:							2,263.37
Department 14 - COMMUNITY SERVICES Total:							26,018.35
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							26,018.35
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
ALAN & BECKY SKOULTCHI		SLR 8/31/22	08/31/2022	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	64655	1,890.00
Division 93 - SEWER LATERAL Total:							1,890.00
Department 61 - CIP Total:							1,890.00
Fund 11 - SEWER LATERAL FUND Total:							1,890.00

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD 1802	19-21-23-6255	64617	0.87
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 WATER FILTERS (SPARE)	19-21-23-6212	DFT0005780	195.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 WATER FILTERS	19-21-23-6212	DFT0005780	195.15
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BISSELL DEEP CLEAN CARPET SHAMPOO	19-21-23-6212	DFT0005780	43.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BISSEL DEEP CLEANING CARPET SHAMPOO	19-21-23-6212	DFT0005780	43.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	COMMERCIAL CARPET CLEANER	19-21-23-6212	DFT0005780	529.95
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2022 FALL CAREER & INTERNSHIP FAIR REGISTRATION	19-21-23-6260	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	FINANCIAL PLANNING FOR POLICE OFFICER'S COURSE	19-21-23-6261	DFT0005780	95.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	20.36
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	9.70
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	15.12
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LODGING DURING CRASH RECONST COURSE-ZUCKERMAN	19-21-23-6265	DFT0005780	410.88
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	16.53
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LODGING DURING CRASH RECONST COURSE-TAPELLA	19-21-23-6265	DFT0005780	410.88
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	20.59
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	GAS USED DURING CRASH RECONST COURSE	19-21-23-6265	DFT0005780	54.30
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CREDIT FOR CONFERENCE REGISTRATION	19-21-23-6265	DFT0005780	-135.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	18.08
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	11.80
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	24.87
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	31.00

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PRINTER FOR RECORDS ROOM	19-21-23-7331	DFT0005780	639.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	KEYBOARD FOR CHIEF OFFIC	19-21-23-7331	DFT0005780	29.99
SPIRE		0076006378 9/15/22	09/15/2022	350 N NEW BALLAS RD 8/12/22-9/14/22	19-21-23-6252	DFT0005815	100.02
NEW SYSTEM CARPET AND BUILDING CARE LTD		096324-01	09/15/2022	BUILDING SUPPLY FOR 350 N NEW BALLAS	19-21-23-6212	64684	62.49
METROPOLITAN ST LOUIS SEWER DISTRICT		1225607-9-9-22	09/15/2022	350 N NEW BALLAS-7/31- 8/31/22	19-21-23-6254	64678	87.11
MISSOURI AMERICAN WATER CO		220023905711-09-22	09/19/2022	350 N NEW BALLAS - 8/16- 9/16/2022	19-21-23-6254	64680	812.79
WIEGMANN ASSOCIATES		75734	08/30/2022	FOR 350 N NEW BALLAS WORK ORDER 221258 AC PROBLEM	19-21-23-6211	64699	375.00
SAMS CLUB		9882095154	08/15/2022	SUPPLIES FOR EOC AND PD LOUNGE	19-21-23-7304	64689	145.68
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							4,315.58
Department 21 - POLICE Total:							4,315.58
Fund 19 - PUBLIC SAFETY FUND Total:							4,315.58
Fund: 99 - POOLED CASH							
ARVEST BANK		11021797 9-21-22	09/21/2022	EPAYMENT 9-21-22	99-2809	DFT0005807	91,927.53
							91,927.53
							91,927.53
Fund 99 - POOLED CASH Total:							91,927.53
Grand Total:							540,753.21

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	63,091.34
02 - CAPITAL IMPROVEMENT FUND	341,250.41
05 - PARK & STORMWATER FUND	12,260.00
06 - MUNICIPAL ENTERPRISE FUND	26,018.35
11 - SEWER LATERAL FUND	1,890.00
19 - PUBLIC SAFETY FUND	4,315.58
99 - POOLED CASH	91,927.53
Grand Total:	540,753.21

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-6264	IN TOWN MEETINGS	680.02
01-11-12-7306	MEMORIALS AND PLAQ	193.91
01-11-13-6213	OFFICE EQUIPMENT MAI	945.70
01-11-13-6264	IN TOWN MEETINGS	85.00
01-12-11-6202	TECHNICAL AND PERSO	298.01
01-12-11-6203	PROFESSIONAL SERVICE	558.88
01-12-11-6253	TELEPHONE	49.50
01-12-11-6260	ADVERTISING	337.62
01-12-11-6262	DUES MEMBERSHIPS &	476.00
01-12-11-6264	IN TOWN MEETINGS	80.00
01-12-11-7304	GENERAL SUPPLIES	47.58
01-13-11-6202	TECHNICAL AND PERSO	345.00
01-13-11-6213	OFFICE EQUIPMENT MAI	250.00
01-13-11-6253	TELEPHONE	24.75
01-13-11-6264	IN TOWN MEETINGS	45.00
01-13-15-6253	TELEPHONE	504.60
01-13-15-6255	CABLE TV AND INTERNE	312.11
01-13-15-6272	EMPLOYEE RELATIONS	190.12
01-13-15-7304	GENERAL SUPPLIES	310.00
01-13-15-7312	OFFICE SUPPLIES	1,203.14
01-13-51-6202	TECHNICAL AND PERSO	3,200.00
01-13-51-6213	OFFICE EQUIPMENT MAI	1,177.14
01-13-51-6253	TELEPHONE	24.75
01-13-51-7331	COMPUTER HARDWARE	678.99
01-13-51-7332	COMPUTER SOFTWARE	352.92
01-14-11-6202	TECHNICAL AND PERSO	1,043.00
01-14-11-6203	PROFESSIONAL SERVICE	325.00
01-14-11-6213	OFFICE EQUIPMENT MAI	43.66
01-14-11-6266	EQUIPMENT RENTAL	100.00

Account Summary

Account Number	Account Name	Payment Amount
01-14-11-7304	GENERAL SUPPLIES	100.00
01-16-11-6212	BUILDING AND GROUND	2,740.00
01-16-11-6252	NATURAL GAS	43.61
01-16-11-6253	TELEPHONE	24.75
01-16-11-6254	WATER AND SEWER	2,611.02
01-16-11-7308	WEARING APPAREL AND	43.40
01-1652	PREPAID POSTAGE	3,000.00
01-21-11-6203	PROFESSIONAL SERVICE	900.00
01-21-11-6253	TELEPHONE	81.13
01-21-11-7304	GENERAL SUPPLIES	51.26
01-21-11-7306	MEMORIALS AND PLAQ	46.93
01-21-11-7314	CRIME PREVENTION SUP	394.55
01-21-21-6202	TECHNICAL AND PERSO	223.04
01-21-21-6253	TELEPHONE	75.01
01-21-21-7304	GENERAL SUPPLIES	113.59
01-21-22-6210	VEHICLE MAINTENANCE	864.82
01-21-22-6213	OFFICE EQUIPMENT MAI	34.32
01-21-22-6253	TELEPHONE	129.86
01-21-22-6262	DUES MEMBERSHIPS &	276.00
01-21-22-7302	SMALL TOOLS	194.43
01-21-22-7304	GENERAL SUPPLIES	180.07
01-21-22-7307	GASOLINE, PROPANE &	650.00
01-21-22-7308	WEARING APPAREL AND	116.27
01-21-22-7313	RANGE SUPPLIES	139.64
01-2213	DENTAL INSURANCE PAY	5,394.32
01-2218	VISION CARE	984.22
01-2224	VISION CARE-COBRA	16.12
01-2410	INMATE SECURITY ACCO	39.90
01-31-11-6211	EQUIPMENT MAINTENA	577.50
01-31-11-6213	OFFICE EQUIPMENT MAI	75.73
01-31-11-6253	TELEPHONE	123.75
01-31-11-6264	IN TOWN MEETINGS	25.00
01-31-41-6207	TEMP PROFESSIONAL SE	2,708.16
01-31-41-6211	EQUIPMENT MAINTENA	1,550.82
01-31-41-6212	BUILDING AND GROUND	5,793.70
01-31-41-6252	NATURAL GAS	45.32
01-31-41-6253	TELEPHONE	222.51
01-31-41-6254	WATER AND SEWER	136.35
01-31-41-6261	EDUCATION & TRAINING	157.58
01-31-41-6271	MEDICAL SUPPLIES	8.62
01-31-41-7305	STREET & SIDEWALK MA	1,475.47
01-31-41-7308	WEARING APPAREL AND	346.29

Account Summary

Account Number	Account Name	Payment Amount
01-31-43-6207	TEMP PROFESSIONAL SE	902.72
01-31-43-6211	EQUIPMENT MAINTENA	516.94
01-31-43-6212	BUILDING AND GROUND	10,162.50
01-31-43-6224	TAPPMAYER HOUSE MAI	1,928.96
01-31-43-6252	NATURAL GAS	45.31
01-31-43-6253	TELEPHONE	57.67
01-31-43-6254	WATER AND SEWER	-528.01
01-31-43-6271	MEDICAL SUPPLIES	2.88
01-31-43-7303	HORTICULTURAL SUPPLI	1,217.77
01-31-43-7308	WEARING APPAREL AND	115.43
01-31-43-9503	EQUIPMENT	363.76
01-32-11-6253	TELEPHONE	24.75
01-32-11-6260	ADVERTISING	52.20
01-32-11-6264	IN TOWN MEETINGS	438.00
01-32-61-6215	WEED CUTTING AND TR	910.00
01-32-61-6253	TELEPHONE	198.00
01-32-61-7304	GENERAL SUPPLIES	85.00
02-61-71-9510	STREETS	341,250.41
05-61-71-9509	STORMWATER PROJECTS	12,260.00
06-14-31-6213	OFFICE EQUIPMENT MAI	122.27
06-14-31-6250	ELECTRICITY	10,896.44
06-14-31-6252	NATURAL GAS	1,078.68
06-14-31-6253	TELEPHONE	24.75
06-14-31-6254	WATER AND SEWER	1,755.06
06-14-31-6255	CABLE TV AND INTERNE	0.38
06-14-31-6261	EDUCATION & TRAINING	1,117.95
06-14-31-7304	GENERAL SUPPLIES	292.20
06-14-31-7307	GASOLINE, PROPANE &	125.55
06-14-31-9503	EQUIPMENT	3,416.89
06-14-32-6212	BUILDING AND GROUND	1,196.25
06-14-32-6250	ELECTRICITY	435.56
06-14-32-6253	TELEPHONE	24.75
06-14-32-7307	GASOLINE, PROPANE &	1,926.88
06-14-33-6213	OFFICE EQUIPMENT MAI	43.67
06-14-33-6252	NATURAL GAS	462.29
06-14-33-6254	WATER AND SEWER	585.02
06-14-33-6255	CABLE TV AND INTERNE	0.39
06-14-33-6266	EQUIPMENT RENTAL	250.00
06-14-34-8315	SANDWICHES AND HOT	534.43
06-14-34-8316	BEER	1,246.69
06-14-34-8319	SNACKS	482.25
11-61-93-9315	SEWER LATERAL REIMB	1,890.00

Account Summary

Account Number	Account Name	Payment Amount
19-21-23-6211	EQUIPMENT MAINTENA	375.00
19-21-23-6212	BUILDING AND GROUND	1,071.01
19-21-23-6252	NATURAL GAS	100.02
19-21-23-6254	WATER AND SEWER	899.90
19-21-23-6255	CABLE TV AND INTERNE	0.87
19-21-23-6260	ADVERTISING	50.00
19-21-23-6261	EDUCATION & TRAINING	95.00
19-21-23-6265	TRAVEL & CONFERENCE	909.11
19-21-23-7304	GENERAL SUPPLIES	145.68
19-21-23-7331	COMPUTER HARDWARE	668.99
99-2809	EPAYABLES LIABILITY	91,927.53
	Grand Total:	540,753.21

Project Account Summary

Project Account Key	Payment Amount	
None	187,187.91	
14708E	151,507.97	
2170122E	9,300.00	
402E	11,778.75	
403E	481.25	
60022E	180,442.44	
COVID19E	14.99	
ISFE	39.90	
	Grand Total:	540,753.21



MEMORANDUM

DATE: October 4, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: Invoices Paid Listing

For your information and transmittal to the City Council, attached is a list of paid invoices from September 21, 2022 through October 4, 2022 in the amount of \$540,753.21.



Creve Coeur, MO

Council Report of invoices Paid Listing

By Fund

Payment Dates 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 01 - GENERAL FUND							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PRISONER MEALS	01-2410	DFT0005780	39.90
QUADIENT FINANCE USA INC		PPLN01 9/14/22	09/14/2022	PREPAID POSTAGE	01-1652	64639	3,000.00
EQUITABLE FINANCIAL LIFE INSURANCE COMPANY		1347435	09/12/2022	DENTAL OCT 22	01-2213	64665	5,394.32
FIDELITY SECURITY LIFE INSURANCE COMPANY		165455112	09/22/2022	VISION OCT 22	01-2218	64666	984.22
FIDELITY SECURITY LIFE INSURANCE COMPANY		165455231	09/22/2022	COBRA VISION INS OCT 22	01-2224	64666	16.12
							9,434.56
							9,434.56
Department: 11 - LEGISLATIVE SERVICES							
Division: 12 - MAYOR AND CITY COUNCIL							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CCO Luncheon- Neudorf	01-11-12-6264	DFT0005780	26.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Donuts- Coffee with the Mayor	01-11-12-6264	DFT0005780	35.47
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Meeting with Ward 1 Council Members	01-11-12-6264	DFT0005780	16.75
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Council Dinner 8/8/2022	01-11-12-6264	DFT0005780	284.43
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Agenda Review	01-11-12-6264	DFT0005780	14.26
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Council Dinner 8/22/22	01-11-12-6264	DFT0005780	277.11
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CCO Luncheon- Hoffman	01-11-12-6264	DFT0005780	26.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Presentation Plaques	01-11-12-7306	DFT0005780	193.91
Division 12 - MAYOR AND CITY COUNCIL Total:							873.93
Division: 13 - CITY CLERK							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MoCCFOA Fall Regional Course	01-11-13-6264	DFT0005780	85.00
GRANICUS LLC		156560	10/01/2022	AGENDA AND MINUTES OCT 22	01-11-13-6213	64670	578.20

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
GRANICUS LLC		156560	10/01/2022	CIVIC STREAMING OCT 22	01-11-13-6213	64670	367.50
Division 13 - CITY CLERK Total:							1,030.70
Department 11 - LEGISLATIVE SERVICES Total:							1,904.63
Department: 12 - ADMINISTRATION							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Verification Report - \$91.94	01-12-11-6202	DFT0005780	91.94
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Monthly Credit Reports	01-12-11-6202	DFT0005780	101.82
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	29.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pe-Employment Background Checks	01-12-11-6202	DFT0005780	29.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background Check	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Pre-Employment Background \$15.25	01-12-11-6202	DFT0005780	15.25
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	On-line Job Posting (Engineer; MWI)	01-12-11-6260	DFT0005780	337.62
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Business e-newsletter subscription	01-12-11-6262	DFT0005780	70.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3CMA annual membership fe	01-12-11-6262	DFT0005780	400.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Wall Street Journal Subscription	01-12-11-6262	DFT0005780	6.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	IPMA STL Membership Meeting	01-12-11-6264	DFT0005780	25.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	IPMA-HR Membership Luncheon - Lumley \$25.00	01-12-11-6264	DFT0005780	25.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Gen Supplies - Cert. Holder \$29.06	01-12-11-7304	DFT0005780	29.06
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Gen Supplies - Cardstock \$18.52	01-12-11-7304	DFT0005780	18.52
RICHARD DECOLLO	PO00665	6056	08/02/2022	Newsletter handling - AUG 2	01-12-11-6203	64641	279.44
RICHARD DECOLLO	PO00665	6086	08/26/2022	Newsletter handling - SEP 22	01-12-11-6203	64641	279.44
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		10/13/22 MEETING	10/03/2022	SLACMA MEETING ON 10/13/22 - PERKINS	01-12-11-6264	64691	15.00
ST LOUIS AREA CITY MANAGEMENT ASSOCIATIO		10/13/22 MEETING	10/03/2022	SLACMA MEETING ON 10/13/22 - STOTT	01-12-11-6264	64691	15.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES ADMIN 8/21/22-9/20/22	01-12-11-6253	64694	49.50
Division 11 - ADMINISTRATIVE Total:							1,847.59
Department 12 - ADMINISTRATION Total:							1,847.59

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Department: 13 - FINANCE							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	GFOA Budget Award Application	01-13-11-6202	DFT0005780	345.00
TYLER TECHNOLOGIES		025-392836	08/31/2022	PROJECT MANAGER FOR IMPLEMENTATION TO BI- WEEKLY	01-13-11-6213	64649	250.00
GFOA OF MISSOURI		10/12/22 MEETING	09/29/2022	GFOA LUNCHEON 10/12/22 OBERMOELLER BROTHERS AKERS	01-13-11-6264	64669	45.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES FIN 8/21/22- 9/20/22	01-13-11-6253	64694	24.75
Division 11 - ADMINISTRATIVE Total:							664.75
Division: 15 - INTERDEPARTMENTAL							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD FIBER 3198	01-13-15-6253	64617	16.84
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM GARAGE 5116	01-13-15-6255	64617	14.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	12.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT CAKE FOR PAM V	01-13-15-6272	DFT0005780	49.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	92.55
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ITEMS FOR WELLNESS EVENT	01-13-15-6272	DFT0005780	34.59
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	SUPPLIES FOR ACCIDENT RECONSTRUCTION CLASS	01-13-15-7304	DFT0005780	38.54
PEPSI COLA		28530106	09/23/2022	SODA FOR CITY HALL VENDING MACHINES	01-13-15-7304	64636	271.46
WUSSLER BUSINESS FORMS INC		5118	09/19/2022	BUSINESS CARDS GARSON AND NEUDORF	01-13-15-7312	64651	165.22
CHARTER COMMUNICATION		0215116091622	09/16/2022	996 E RUE DE LA BANQUE PW GARAGE 9/16/22-10/15/	01-13-15-6255	64659	297.65
CHARTER COMMUNICATION		0215132091622	09/16/2022	ANALOG LINES AND CONNECT PW GARAGE 9/16- TONER	01-13-15-6253	64661	487.76
ODP BUSINESS SOLUTIONS LLC		266786197001	09/27/2022	TONER	01-13-15-7312	64685	137.68
ODP BUSINESS SOLUTIONS LLC		268776694001	09/23/2022	TONER PENCILS SECURITY PENS	01-13-15-7312	64685	671.37
ODP BUSINESS SOLUTIONS LLC		268778598001	09/23/2022	KEY TAGS	01-13-15-7312	64685	15.57
ODP BUSINESS SOLUTIONS LLC		269332876001	09/28/2022	BATTERIES NOTEPADS EXPO MARKERS LEGAL PADS	01-13-15-7312	64685	121.35

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ODP BUSINESS SOLUTIONS LLC		270135481001	09/29/2022	TONER	01-13-15-7312	64685	91.95
Division 15 - INTERDEPARTMENTAL Total:							2,519.97
Division: 51 - MIS OPERATIONS							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	netgear 16port poe switch	01-13-51-6213	DFT0005780	219.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PureLeverage HD crusher	01-13-51-6213	DFT0005780	466.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	iphone screen protectors	01-13-51-6213	DFT0005780	12.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	5pack sandisk 16GB SDHC cards (pd)	01-13-51-6213	DFT0005780	37.85
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2logitech c270 webcams	01-13-51-6213	DFT0005780	37.58
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	logitech speakers dvd write	01-13-51-6213	DFT0005780	59.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2 web cams (logitech nexigo	01-13-51-6213	DFT0005780	56.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2evo SSD 4 displayport to dvi adapters	01-13-51-6213	DFT0005780	151.78
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	sandisk 1tb extreme external ssd (admin)	01-13-51-6213	DFT0005780	134.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Ubiquiti UniFi APs 3pack	01-13-51-7331	DFT0005780	678.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	sqlbackupandftp 1yr renewal	01-13-51-7332	DFT0005780	48.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Zoom Meetings for City	01-13-51-7332	DFT0005780	14.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Publisher 2021 (tim b)	01-13-51-7332	DFT0005780	159.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Zoom subscription	01-13-51-7332	DFT0005780	129.94
WINNING TECHNOLOGIES, INC.	PO00518-R1	26441	10/01/2022	IT Management Consultants OCT 22	01-13-51-6202	64700	3,200.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES MIS 8/21/22- 9/20/22	01-13-51-6253	64694	24.75
Division 51 - MIS OPERATIONS Total:							5,433.80
Department 13 - FINANCE Total:							8,618.52
Department: 14 - COMMUNITY SERVICES							
Division: 11 - ADMINISTRATIVE							
ALOBARS INC		67789-IN	09/20/2022	GENERATOR RENTAL FOR 9/8/22 CONCERT	01-14-11-6266	64619	100.00
KIWANIS CLUB OF CREVE COEUR		0609141964	08/31/2022	HOT DOGS FOR 6/9/22 CONCERT	01-14-11-7304	64675	100.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
KIWANIS CLUB OF CREVE COEUR		09201964	09/20/2022	BABALOO BAND FOR 6/9/22 CONCERT IN THE PARK	01-14-11-6203	64675	325.00
BEGINNERS WORLD TENNIS		105	09/27/2022	TENNIS PROGRAM INSTRUCTION SEP 22	01-14-11-6202	64657	602.00
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	01-14-11-6213	64688	43.66
MYRLYNN HENLEY		111	09/27/2022	TAI CHI INSTRUCTION 9/6/22-9/22/22	01-14-11-6202	64682	441.00

Division 11 - ADMINISTRATIVE Total: 1,611.66
Department 14 - COMMUNITY SERVICES Total: 1,611.66
Department: 16 - MUNICIPAL FACILITIES MAINTENANCE
Division: 11 - ADMINISTRATIVE

SPIRE		5003001000 9/15/22	09/15/2022	300 N NEW BALLAS CITY HALL 8/12/22-9/14/22	01-16-11-6252	DFT0005792	43.61
WIEGMANN ASSOCIATES		75865	09/06/2022	CITY HALL EXHAUST FAN REPAIR	01-16-11-6212	64650	410.00
WIEGMANN ASSOCIATES		75905	09/08/2022	CITY HALL HEAT PUMP REPAIR	01-16-11-6212	64650	350.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	REMOVE BAL TO FY22	01-16-11-6212	64664	-9,160.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	City Hall- Outsourced Janitorial Services OCT 22	01-16-11-6212	64664	1,980.00
DOUGLAS VENTURES LLC	PO00248	210221208-64	10/01/2022	City- Hall- Outsourced Janitorial Services- Year 3	01-16-11-6212	64664	9,160.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0247372-6: 300 N NEW BALLAS RD 7/31/22-8/31/22	01-16-11-6254	64679	2,611.02
ARAMARK UNIFORM SERVICES		6170053099	09/20/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64656	21.70
ARAMARK UNIFORM SERVICES		6170055764	09/27/2022	UNIFORM CLEANING-BUILDING MAINTENANCE	01-16-11-7308	64656	21.70
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES BLDG MAINT 8/21/22-9/20/22	01-16-11-6253	64694	24.75

Division 11 - ADMINISTRATIVE Total: 5,462.78
Department 16 - MUNICIPAL FACILITIES MAINTENANCE Total: 5,462.78
Department: 21 - POLICE
Division: 11 - ADMINISTRATIVE

ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 4 PACK DISINFECTING WIP	01-21-11-7304	DFT0005780	25.89
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	DRY ERASE MARKERS & BOARD CLEANER	01-21-11-7304	DFT0005780	25.37
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT GIFT FOR PAM	01-21-11-7306	DFT0005780	11.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BOX FOR RETIREMENT GIFT	01-21-11-7306	DFT0005780	6.99
TWO SASSY DESIGNS LLC		2185	08/31/2022	RETIREMENT GIFT FOR 25 YRS OF SERVICE	01-21-11-7306	64697	27.95

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ADVERTISING PREMIUM SALES INC		2496-1	06/29/2022	(250) SMOOTH STADIUM CUP - 16 OZ	01-21-11-7314	64653	205.15
ADVERTISING PREMIUM SALES INC		2497-1	06/29/2022	(250) JAVALINA METALLIC COMFORT STYLUS	01-21-11-7314	64653	189.40
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES POLICE 8/21/22-9/20/22	01-21-11-6253	64694	54.50
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD ADMIN 8/21/22-9/20/22	01-21-11-6253	64693	84.73
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD ADMIN 8/21/22-9/20/22	01-21-11-6253	64693	-58.10
FLORISSANT PSYCHOLOGICAL SERVICES I		BAUJOS97	09/06/2022	PRE-EMPLOYMENT SCREENING FOR NEW OFFICER	01-21-11-6203	64667	450.00
FLORISSANT PSYCHOLOGICAL SERVICES I		KAIBRE	09/06/2022	PRE-EMPLOYMENT SCREENING FOR NEW OFFICER	01-21-11-6203	64667	450.00
						Division 11 - ADMINISTRATIVE Total:	1,473.87
Division: 21 - INVESTIGATION							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	FLASH DRIVES AND CABLE ZIP TIES	01-21-21-7304	DFT0005780	58.33
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	DVDS CDS & SLEEVES	01-21-21-7304	DFT0005780	55.26
LEXISNEXIS		1432814-20220831	08/31/2022	AUGUST 2022 2 USERS - 3 EMAIL SEARCHES	01-21-21-6202	64677	223.04
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD INVESTIG 8/21/22-9/20/22	01-21-21-6253	64693	100.02
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD INVESTIG 8/21/22-9/20/22	01-21-21-6253	64693	-25.01
						Division 21 - INVESTIGATION Total:	411.64
Division: 22 - PATROL							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UNLIMITED CAR WASHES FOR 24 VEHICLES	01-21-22-6210	DFT0005780	407.76
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 IPHONE CHARGERS	01-21-22-6253	DFT0005780	14.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	ONLINE DRONE COURS FOR 4 NEW PILOTS	01-21-22-6262	DFT0005780	276.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	48 PACK AA BATTERIES	01-21-22-7302	DFT0005780	30.22
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	40 COIN BATTERIES (BLUE TOOTH REMOTES	01-21-22-7302	DFT0005780	30.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	XXL SEARCH GLOVES	01-21-22-7302	DFT0005780	37.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	HEX KEY SET & CRESCENT WRENCH	01-21-22-7302	DFT0005780	16.22
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	(12) D BATTERIES	01-21-22-7302	DFT0005780	21.24

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	48 AA BATTERIES	01-21-22-7302	DFT0005780	20.99
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	XL SEARCH GLOVES	01-21-22-7302	DFT0005780	38.30
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	HEAVY DUTY KEYRINGS	01-21-22-7304	DFT0005780	13.45
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PATROL 3 MOBILE PRINTER BATTERIE	01-21-22-7304	DFT0005780	162.45
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 GALLONS DISTILLED WATER FOR STEAMER	01-21-22-7304	DFT0005780	4.17
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	300.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	200.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	EMERGENCY GAS CARDS FOR PATROL	01-21-22-7307	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS (3) POLIS TO BE RETROFITTED	01-21-22-7308	DFT0005780	16.53
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS 1 POLO TO BE RETROFITTED	01-21-22-7308	DFT0005780	13.36
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	UPS 2 VEST CARRIERS	01-21-22-7308	DFT0005780	20.38
LAW ENFORCEMENT TARGETS INC		0552925-IN	09/20/2022	TRANSTAR TSR-11 BLUE TARGETS	01-21-22-7313	64676	139.64
UTILITY ASSOCIATES INC		40951	09/09/2022	RETROFIT (1) VEST	01-21-22-7308	64698	33.00
UTILITY ASSOCIATES INC		40955	09/09/2022	RETROFIT (1) VEST	01-21-22-7308	64698	33.00
SUNTRUP FORD INC		481320	09/02/2022	HOSE - WIND FOR CAR 2410	01-21-22-6210	64692	17.06
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD PTRL 8/21/22-9/20/22	01-21-22-6253	64693	-103.41
T MOBILE USA		972253619-20220920	09/21/2022	PD PHONES AND TABLETS PD PTRL 8/21/22-9/20/22	01-21-22-6253	64693	218.28
DEFENDER PRODUCT SOLUTIONS, LLC		DPS-22-186	09/22/2022	REPAIRS - LIGHTBAR ISSUES ON CAR 2404	01-21-22-6210	64662	440.00
CDS OFFICE SYSTEMS INC		INV1483208	09/22/2022	QRTLTY COPIER MAINT- REPORT WRITING ROOM	01-21-22-6213	64658	34.32
						Division 22 - PATROL Total:	2,585.41
						Department 21 - POLICE Total:	4,470.92
Department: 31 - PUBLIC WORKS							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LUNCHEON ON 8/25/22	01-31-11-6264	DFT0005780	25.00

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
DREXEL TECHNOLOGIES INC		INV88288	09/26/2022	COPIER	01-31-11-6213	64622	75.73
GEORGE L. CRAWFORD & ASSOCIATES INC	PO00564	220130004	09/27/2022	LEASE/MAINTENANCE SEP 2 ONE CALL TRAFFICE SIGNAL MAINTENANCE	01-31-11-6211	64668	577.50
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PW ADMIN 8/21/22-9/20/22	01-31-11-6253	64694	123.75
						Division 11 - ADMINISTRATIVE Total:	801.98
Division: 41 - STREET MAINTENANCE							
SPIRE		9717450000 9/15/22	09/15/2022	1030 N LINDBERGH LEAF SITE 8/12/22-9/14/22	01-31-41-6252	DFT0005791	22.18
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-02	09/20/2022	SAFETY JACKET	01-31-41-7308	64632	43.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		025725	09/20/2022	GLASSES JACKETS	01-31-41-7308	64632	146.25
HUMAN RESOURCE STAFFIN		1001070876	09/22/2022	SQWINCHER DRINK MIXES PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-41-6207	64629	600.60
RACHEL C BALLARD		11558	09/20/2022	EAB REMOVAL AT STUDDT	01-31-41-6212	64640	900.00
NEW FRONTIER MATERIALS LLC		12592951	09/15/2022	COUNTRY MANOR PATCH	01-31-41-7305	64635	372.67
NEW FRONTIER MATERIALS LLC		12593371	09/16/2022	GOLF COURSE DRIVEWAY PATCH	01-31-41-7305	64635	277.40
ABSTENENCIA GENTRY		1261-2000012802	09/19/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-41-6207	64618	927.36
MCCONNELLS OF ST LOUIS INC		2209-066701	09/23/2022	CRACK SEAL BLOCKS	01-31-41-7305	64631	549.00
ST LOUIS COMPOSTING, INC.		349467	09/08/2022	NEW BALLAS MULCH	01-31-41-6212	64645	109.20
NEUMAYER EQUIPMENT COMPANY INC		5530339-IN REDO	08/26/2022	GAS PUMP SERVICE CALL	01-31-41-6212	64634	139.00
ARAMARK UNIFORM SERVICES		6170053095	09/20/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64620	78.07
SAFETY-KLEEN SYSTEMS, INC.		89954202	09/22/2022	PW WATER SEPARATOR	01-31-41-6212	64643	1,080.75
GRAINGER		9448178120	09/16/2022	DEGREASER FOR TOOLS	01-31-41-7305	64626	115.20
ST LOUIS SAFETY INC		INV608849	09/19/2022	IBUPROFEN	01-31-41-6271	64646	8.62
GATEWAY DEALER NETWORK LLC		P68140	09/20/2022	BOBCAT PARTS	01-31-41-6211	64625	343.31
PETTY CASH		SEP 22	09/22/2022	RYAN BRISCOE CDL LICENSE	01-31-41-6261	64638	78.79
PETTY CASH		SEP 22	09/22/2022	STEVEN BLACK CDL LICENSE	01-31-41-6261	64638	78.79
SPIRE		7725111000 9/20/22	09/20/2022	996 RUE DE LA BANQUE 8/18/22-9/19/22	01-31-41-6252	DFT0005799	23.14
CHARTER COMMUNICATION		0420922092522	09/25/2022	996 E RUE DE LA BANQUE TV/WIFI 9/25/22-10/24/22	01-31-41-6253	64660	98.76
HUMAN RESOURCE STAFFIN		1001070997	09/29/2022	PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-41-6207	64672	600.60
ABSTENENCIA GENTRY		1261-2000012813	09/26/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-41-6207	64652	579.60
NB WEST CONTRACTING CO		12677	09/23/2022	COLD MIX	01-31-41-7305	64683	161.20

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Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
DEKA ELECTRO BATTERY MF		127087	09/08/2022	LOADER BATTERY	01-31-41-6211	64663	222.26
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0549319-2: 1030 N LINDBERGH BLVD 7/31/22- 8/31/22	01-31-41-6254	64679	33.22
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0473730-0: 996 E RUE DE LA BANQU ST 7/31/22-8/31/2	01-31-41-6254	64679	103.13
THE GREENWOOD GROUP LL		28550	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64696	3,129.36
THE GREENWOOD GROUP LL PO00296		28550	08/27/2022	FY23 ROW & Grounds Maintenance Services AUG 2	01-31-41-6212	64696	435.39
K AND K SUPPLY		330435	09/29/2022	BANDIT CHIPPER CLUTCH	01-31-41-6211	64674	985.25
ARAMARK UNIFORM SERVICES		6170055763	09/27/2022	UNIFORM SERVICE- PW SHO	01-31-41-7308	64656	78.47
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES STREETS 8/21/22-9/20/22	01-31-41-6253	64694	123.75
Division 41 - STREET MAINTENANCE Total:							12,444.82
Division: 43 - PARKS MAINTENANCE							
SPIRE		9717450000 9/15/22	09/15/2022	1030 N LINDBERGH LEAF SITE 8/12/22-9/14/22	01-31-43-6252	DFT0005791	22.18
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		024646-02	09/20/2022	SAFETY JACKET	01-31-43-7308	64632	14.50
MIDWESTERN SAFETY EQUIPMENT COMPANY, INC		025725	09/20/2022	GLASSES JACKETS	01-31-43-7308	64632	48.75
HUMAN RESOURCE STAFFIN		1001070876	09/22/2022	SQWINCHER DRINK MIXES PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-43-6207	64629	200.20
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		123583696-001	09/20/2022	WEED SPRAYERS	01-31-43-9503	64644	215.56
SITEONE LANDSCAPE SUPPLY HOLDING, LLC		123627841-001	09/21/2022	POND DYE	01-31-43-7303	64644	182.02
ABSTENENCIA GENTRY		1261-2000012802	09/19/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/18/22	01-31-43-6207	64618	309.12
FASTSIGNS OF BRIDGETON		270-75375	08/17/2022	SIGNS FOR SINKHOLE AT MILLENNIUM PARK	01-31-43-6212	64624	112.50
ARAMARK UNIFORM SERVICES		6170053095	09/20/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64620	26.02
TIMBERCREEK EQUIPMENT CO LLC		867151	09/20/2022	TRIMMER HEADS	01-31-43-9503	64648	148.20
ST LOUIS SAFETY INC		INV608849	09/19/2022	IBUPROFEN	01-31-43-6271	64646	2.88
GATEWAY DEALER NETWORK LLC		P68140	09/20/2022	BOBCAT PARTS	01-31-43-6211	64625	114.44
SPIRE		7725111000 9/20/22	09/20/2022	996 RUE DE LA BANQUE 8/18/22-9/19/22	01-31-43-6252	DFT0005799	23.13
CHARTER COMMUNICATION		0420922092522	09/25/2022	996 E RUE DE LA BANQUE TV/WIFI 9/25/22-10/24/22	01-31-43-6253	64660	32.92
HUMAN RESOURCE STAFFIN		1001070997	09/29/2022	PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-43-6207	64672	200.20

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
MISSOURI AMERICAN WATER CO		1017-210013559299	9/26/2022	12301 CONWAY RD 8/23/22- 9/23/22	01-31-43-6254	64681	18.20
ABSTENENCIA GENTRY		1261-2000012813	09/26/2022	EXCEL- PW TEMPORARY EMPLOYEE W/E 9/25/22	01-31-43-6207	64652	193.20
DEKA ELECTRO BATTERY MF		127087	09/08/2022	LOADER BATTERY	01-31-43-6211	64663	74.08
AIM TO AMAZE OUTDOOR SERVICES INC	PO00649-R1	2022-490	09/15/2022	Tree Removal For Mill Park	01-31-43-6212	64654	9,400.00
AIM TO AMAZE OUTDOOR SERVICES INC		2022-512	09/27/2022	TREE REMOVAL AT MILLENNIUM PARK	01-31-43-6212	64654	650.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0783768-5: 902 N MASON RD 7/31/22-8/31/22	01-31-43-6224	64679	38.61
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0578184-4: 601 COEUR DE VILLE DR 7/31/22-8/31/22	01-31-43-6254	64679	82.17
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0567312-4: 10620 COUNTRY VIEW DR 7/31/22-8/31/22	01-31-43-6254	64679	65.56
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0578025-9: 1000 BARNES WEST DR 7/31/22-8/31/22	01-31-43-6254	64679	-771.16
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0034325-1: 11370 ST PAUL ST 7/31/22-8/31/22	01-31-43-6254	64679	44.00
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	0472261-7: 12100 CONWAY RD 7/31/22-8/31/22	01-31-43-6254	64679	33.22
K AND K SUPPLY		330435	09/29/2022	BANDIT CHIPPER CLUTCH	01-31-43-6211	64674	328.42
ARAMARK UNIFORM SERVICES		6170055763	09/27/2022	UNIFORM SERVICE- PW SHO	01-31-43-7308	64656	26.16
JOHNSON CONTROLS FIRE PROTECTION LP		89122472	09/12/2022	TAPPMeyer SMOKE DETECTOR REPLACEMENT	01-31-43-6224	64673	1,872.35
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES TAPPMeyer 8/21/22-9/20/22	01-31-43-6224	64694	18.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PARKS 8/21/22 -9/20/22	01-31-43-6253	64694	24.75
GREENSPRO INC		INV0049691	09/23/2022	WEED KILLER SUPPLIES	01-31-43-7303	64671	1,035.75
						Division 43 - PARKS MAINTENANCE Total:	14,785.93
						Department 31 - PUBLIC WORKS Total:	28,032.73
Department: 32 - COMMUNIITY DEVELOPMENT							
Division: 11 - ADMINISTRATIVE							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2022 MO PLANNING CONF REG. for B MOORE and J JAGGI	01-32-11-6264	DFT0005780	438.00
MISSOURI LAWYERS MEDIA		745536458	09/16/2022	PZ 9/16/22 PUBLIC NOTICE - TEXT AMENDMENT	01-32-11-6260	64633	52.20
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES PLNING 8/21/22-9/20/22	01-32-11-6253	64694	24.75
						Division 11 - ADMINISTRATIVE Total:	514.95

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Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 61 - BUILDING DEPARTMENT							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	RETIREMENT CAKE FOR PATRICK	01-32-61-7304	DFT0005780	85.00
PERALES AE LAWN CARE INC		080387	09/18/2022	HIGH WEEDS/GRASS 29 CHAMINADE DR	01-32-61-6215	64637	315.00
PERALES AE LAWN CARE INC		080388	09/18/2022	HIGH WEEDS/GRASS 311 N LINDBERGH BLVD	01-32-61-6215	64637	595.00
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES BLDG 8/21/22-9/20/22	01-32-61-6253	64694	198.00
Division 61 - BUILDING DEPARTMENT Total:							1,193.00
Department 32 - COMMUNIITY DEVELOPMENT Total:							1,707.95
Fund 01 - GENERAL FUND Total:							63,091.34
Fund: 02 - CAPITAL IMPROVEMENT FUND							
Department: 61 - CIP							
Division: 71 - CIP							
SWEETENS CONCRETE SERVICES LLC	PO00631	20222687	08/31/2022	MOSLEY ROAD IMPROVEMENTS PAY APP #4 THRU 8/31/22	02-61-71-9510	64647	151,507.97
HOTTLE APPRAISAL COMPAN	PO00664	22-C672 THRU 22-C677	09/01/2022	North New Ballas Appraisals	02-61-71-9510	64628	7,500.00
SPENCER CONTRACTING COMPANY	PO00662	1	09/16/2022	Asphalt Pave Resurfacing PAY APP #1 THRU 9/16/22	02-61-71-9510	64690	180,442.44
REAL ESTATE ANALYSTS LTD		2022-168	09/27/2022	NEW BALLAS ROAD STP-5561 APPRAISAL REVIEWS	02-61-71-9510	64686	1,800.00
Division 71 - CIP Total:							341,250.41
Department 61 - CIP Total:							341,250.41
Fund 02 - CAPITAL IMPROVEMENT FUND Total:							341,250.41
Fund: 05 - PARK & STORMWATER FUND							
Department: 61 - CIP							
Division: 71 - CIP							
INTUITION AND LOGIC ENGINEERING INC	PO00638-R1	220809	08/31/2022	NEW BALLAS RD CULVERT PAY APP #5 THRU 8/31/22	05-61-71-9509	64630	481.25
INTUITION AND LOGIC ENGINEERING INC	PO00644-R1	220810	09/21/2022	ALDEN DRAINAGE DESIGN PAY APP #5 THRU 8/31/22	05-61-71-9509	64630	11,778.75
Division 71 - CIP Total:							12,260.00
Department 61 - CIP Total:							12,260.00
Fund 05 - PARK & STORMWATER FUND Total:							12,260.00
Fund: 06 - MUNICIPAL ENTERPRISE FUND							
Department: 14 - COMMUNITY SERVICES							
Division: 31 - ICE ARENA							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM ICE ARENA 6635	06-14-31-6255	64617	0.38

Council Report of invoices Paid Listing

Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Ink Ribbon for resident IDs	06-14-31-6213	DFT0005780	78.60
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Refund of test of credit card machine with IT	06-14-31-6213	DFT0005780	-2.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Test of credit card machine with IT	06-14-31-6213	DFT0005780	2.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	J. Miller Ice certification	06-14-31-6261	DFT0005780	75.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Flight for Ice Maint. for training in Nashville	06-14-31-6261	DFT0005780	417.95
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Fee for training course for Ice Maint. staff	06-14-31-6261	DFT0005780	625.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LTS gloves	06-14-31-7304	DFT0005780	34.18
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Shoe grippers for working on ce	06-14-31-7304	DFT0005780	78.04
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Program supplies storage bin	06-14-31-7304	DFT0005780	179.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	dolly/cart	06-14-31-9503	DFT0005780	181.89
ALOBARS INC		67780-IN	09/16/2022	PORTABLE PA SYSTEM	06-14-31-9503	64619	3,235.00
SPIRE		4981701000 9/19/22	09/19/2022	11400 OLDE CABIN RD 8/17/22-9/18/22	06-14-31-6252	DFT0005800	1,078.68
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	06-14-31-6213	64688	43.67
AMERENUE		1801001713 9/13/22	09/13/2022	11400 OLDE CABIN ICE ARENA 8/10/22-9/11/22	06-14-31-6250	DFT0005794	10,896.44
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	1049261-9: 11400 OLDE CABIN RD 7/31/22-8/31/22	06-14-31-6254	64679	1,755.06
RHINE PARACO GAS OF ST LOUIS		649804	08/09/2022	OLY PROPANE	06-14-31-7307	64687	125.55
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES ICE RINK 8/21/22-9/20/22	06-14-31-6253	64694	24.75
Division 31 - ICE ARENA Total:							18,830.17
Division: 32 - GOLF MAINTENANCE							
ENERGY PETROLEUM CO		12321370	09/01/2022	REGULAR AND DIESEL FUEL @ DRC	06-14-32-7307	64623	1,926.88
HELENA CHEMICAL CO.		235278083	09/15/2022	FESCUE AND RYE GRASS SEE	06-14-32-6212	64627	1,196.25
AMERENUE		0639074006 9/13/22	09/13/2022	11400 OLDE CABIN LAKE FOUNTAIN 8/10/22-9/11/22	06-14-32-6250	DFT0005793	102.90
AMERENUE		4863142006 9/13/22	09/13/2022	11400 OLDE CABIN GOLF FANS 8/10/22-9/11/22	06-14-32-6250	DFT0005795	332.66
T MOBILE USA		971998911-20220920	09/21/2022	CITY PHONES GOLF MAINT 8/21/22-9/20/22	06-14-32-6253	64694	24.75
Division 32 - GOLF MAINTENANCE Total:							3,583.44

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Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Division: 33 - PRO-SHOP							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PRO SHOP 6635	06-14-33-6255	64617	0.39
SPIRE		4981701000 9/19/22	09/19/2022	11400 OLDE CABIN RD 8/17/22-9/18/22	06-14-33-6252	DFT0005800	462.29
RICOH USA, INC		106531245	09/16/2022	DRC METER READS 9/12/22-10/11/22	06-14-33-6213	64688	43.67
METROPOLITAN ST LOUIS SEWER DISTRICT		267270	09/23/2022	1049261-9: 11400 OLDE CABIN RD 7/31/22-8/31/22	06-14-33-6254	64679	585.02
T N T INC		361452	07/12/2022	RENTALS FOR TOURNEY	06-14-33-6266	64695	250.00
Division 33 - PRO-SHOP Total:							1,341.37
Division: 34 - FOOD SERVICES							
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food Resale	06-14-34-8315	DFT0005780	135.70
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food Resale	06-14-34-8315	DFT0005780	189.05
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Food for Resale	06-14-34-8315	DFT0005780	49.48
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev Resale	06-14-34-8316	DFT0005780	228.86
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev Resale	06-14-34-8316	DFT0005780	175.92
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	Bev. Resale	06-14-34-8316	DFT0005780	121.81
RL MUELLER NATIONAL DIST INC		111149A	06/07/2022	FOOD FOR RESALE	06-14-34-8315	64642	160.20
RL MUELLER NATIONAL DIST INC		111149A	06/07/2022	SNACKS FOR RESALE	06-14-34-8319	64642	160.05
RL MUELLER NATIONAL DIST INC		111288A	06/27/2022	SNACKS FOR RESALE	06-14-34-8319	64642	322.20
D AND D DISTRIBUTORS LLP		241344	09/14/2022	BEER FOR RESALE	06-14-34-8316	64621	720.10
Division 34 - FOOD SERVICES Total:							2,263.37
Department 14 - COMMUNITY SERVICES Total:							26,018.35
Fund 06 - MUNICIPAL ENTERPRISE FUND Total:							26,018.35
Fund: 11 - SEWER LATERAL FUND							
Department: 61 - CIP							
Division: 93 - SEWER LATERAL							
ALAN & BECKY SKOULTCHI		SLR 8/31/22	08/31/2022	SANITARY SEWER LATERAL REPAIR REIMBURSEMENT	11-61-93-9315	64655	1,890.00
Division 93 - SEWER LATERAL Total:							1,890.00
Department 61 - CIP Total:							1,890.00
Fund 11 - SEWER LATERAL FUND Total:							1,890.00

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Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
Fund: 19 - PUBLIC SAFETY FUND							
Department: 21 - POLICE							
Division: 23 - COUNTY PUBLIC SAFETY-PROP P							
AZAVAR AUDIT SOLUTIONS		156001B	07/26/2022	SALES TAX SAVINGS FROM SPECTRUM PD 1802	19-21-23-6255	64617	0.87
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 WATER FILTERS (SPARE)	19-21-23-6212	DFT0005780	195.46
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	3 WATER FILTERS	19-21-23-6212	DFT0005780	195.15
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BISSELL DEEP CLEAN CARPET SHAMPOO	19-21-23-6212	DFT0005780	43.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	BISSEL DEEP CLEANING CARPET SHAMPOO	19-21-23-6212	DFT0005780	43.98
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	COMMERCIAL CARPET CLEANER	19-21-23-6212	DFT0005780	529.95
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	2022 FALL CAREER & INTERNSHIP FAIR REGISTRATION	19-21-23-6260	DFT0005780	50.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	FINANCIAL PLANNING FOR POLICE OFFICER'S COURSE	19-21-23-6261	DFT0005780	95.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	20.36
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	9.70
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	15.12
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LODGING DURING CRASH RECONST COURSE-ZUCKERMAN	19-21-23-6265	DFT0005780	410.88
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	16.53
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	LODGING DURING CRASH RECONST COURSE-TAPELLA	19-21-23-6265	DFT0005780	410.88
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	20.59
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	GAS USED DURING CRASH RECONST COURSE	19-21-23-6265	DFT0005780	54.30
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	CREDIT FOR CONFERENCE REGISTRATION	19-21-23-6265	DFT0005780	-135.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	18.08
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	11.80
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	24.87
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	MEAL DURING CHIA CONFERENCE-ROMAS	19-21-23-6265	DFT0005780	31.00

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Payment Dates: 9/21/2022 - 10/4/2022

Vendor Name	Purchase Order Number	Payable Number	Payable Date	Description (Item)	Account Number	Payment Number	Amount
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	PRINTER FOR RECORDS ROOM	19-21-23-7331	DFT0005780	639.00
ARVEST BANK OPERATIONS INC		PURCHASES AUG 22	08/31/2022	KEYBOARD FOR CHIEF OFFIC	19-21-23-7331	DFT0005780	29.99
SPIRE		0076006378 9/15/22	09/15/2022	350 N NEW BALLAS RD 8/12/22-9/14/22	19-21-23-6252	DFT0005815	100.02
NEW SYSTEM CARPET AND BUILDING CARE LTD		096324-01	09/15/2022	BUILDING SUPPLY FOR 350 N NEW BALLAS	19-21-23-6212	64684	62.49
METROPOLITAN ST LOUIS SEWER DISTRICT		1225607-9-9-22	09/15/2022	350 N NEW BALLAS-7/31- 8/31/22	19-21-23-6254	64678	87.11
MISSOURI AMERICAN WATER CO		220023905711-09-22	09/19/2022	350 N NEW BALLAS - 8/16- 9/16/2022	19-21-23-6254	64680	812.79
WIEGMANN ASSOCIATES		75734	08/30/2022	FOR 350 N NEW BALLAS WORK ORDER 221258 AC PROBLEM	19-21-23-6211	64699	375.00
SAMS CLUB		9882095154	08/15/2022	SUPPLIES FOR EOC AND PD LOUNGE	19-21-23-7304	64689	145.68
Division 23 - COUNTY PUBLIC SAFETY-PROP P Total:							4,315.58
Department 21 - POLICE Total:							4,315.58
Fund 19 - PUBLIC SAFETY FUND Total:							4,315.58
Fund: 99 - POOLED CASH							
ARVEST BANK		11021797 9-21-22	09/21/2022	EPAYMENT 9-21-22	99-2809	DFT0005807	91,927.53
							91,927.53
							91,927.53
Fund 99 - POOLED CASH Total:							91,927.53
Grand Total:							540,753.21

Report Summary

Fund Summary

Fund	Payment Amount
01 - GENERAL FUND	63,091.34
02 - CAPITAL IMPROVEMENT FUND	341,250.41
05 - PARK & STORMWATER FUND	12,260.00
06 - MUNICIPAL ENTERPRISE FUND	26,018.35
11 - SEWER LATERAL FUND	1,890.00
19 - PUBLIC SAFETY FUND	4,315.58
99 - POOLED CASH	91,927.53
Grand Total:	540,753.21

Account Summary

Account Number	Account Name	Payment Amount
01-11-12-6264	IN TOWN MEETINGS	680.02
01-11-12-7306	MEMORIALS AND PLAQ	193.91
01-11-13-6213	OFFICE EQUIPMENT MAI	945.70
01-11-13-6264	IN TOWN MEETINGS	85.00
01-12-11-6202	TECHNICAL AND PERSO	298.01
01-12-11-6203	PROFESSIONAL SERVICE	558.88
01-12-11-6253	TELEPHONE	49.50
01-12-11-6260	ADVERTISING	337.62
01-12-11-6262	DUES MEMBERSHIPS &	476.00
01-12-11-6264	IN TOWN MEETINGS	80.00
01-12-11-7304	GENERAL SUPPLIES	47.58
01-13-11-6202	TECHNICAL AND PERSO	345.00
01-13-11-6213	OFFICE EQUIPMENT MAI	250.00
01-13-11-6253	TELEPHONE	24.75
01-13-11-6264	IN TOWN MEETINGS	45.00
01-13-15-6253	TELEPHONE	504.60
01-13-15-6255	CABLE TV AND INTERNE	312.11
01-13-15-6272	EMPLOYEE RELATIONS	190.12
01-13-15-7304	GENERAL SUPPLIES	310.00
01-13-15-7312	OFFICE SUPPLIES	1,203.14
01-13-51-6202	TECHNICAL AND PERSO	3,200.00
01-13-51-6213	OFFICE EQUIPMENT MAI	1,177.14
01-13-51-6253	TELEPHONE	24.75
01-13-51-7331	COMPUTER HARDWARE	678.99
01-13-51-7332	COMPUTER SOFTWARE	352.92
01-14-11-6202	TECHNICAL AND PERSO	1,043.00
01-14-11-6203	PROFESSIONAL SERVICE	325.00
01-14-11-6213	OFFICE EQUIPMENT MAI	43.66
01-14-11-6266	EQUIPMENT RENTAL	100.00

Account Summary

Account Number	Account Name	Payment Amount
01-14-11-7304	GENERAL SUPPLIES	100.00
01-16-11-6212	BUILDING AND GROUND	2,740.00
01-16-11-6252	NATURAL GAS	43.61
01-16-11-6253	TELEPHONE	24.75
01-16-11-6254	WATER AND SEWER	2,611.02
01-16-11-7308	WEARING APPAREL AND	43.40
01-1652	PREPAID POSTAGE	3,000.00
01-21-11-6203	PROFESSIONAL SERVICE	900.00
01-21-11-6253	TELEPHONE	81.13
01-21-11-7304	GENERAL SUPPLIES	51.26
01-21-11-7306	MEMORIALS AND PLAQ	46.93
01-21-11-7314	CRIME PREVENTION SUP	394.55
01-21-21-6202	TECHNICAL AND PERSO	223.04
01-21-21-6253	TELEPHONE	75.01
01-21-21-7304	GENERAL SUPPLIES	113.59
01-21-22-6210	VEHICLE MAINTENANCE	864.82
01-21-22-6213	OFFICE EQUIPMENT MAI	34.32
01-21-22-6253	TELEPHONE	129.86
01-21-22-6262	DUES MEMBERSHIPS &	276.00
01-21-22-7302	SMALL TOOLS	194.43
01-21-22-7304	GENERAL SUPPLIES	180.07
01-21-22-7307	GASOLINE, PROPANE &	650.00
01-21-22-7308	WEARING APPAREL AND	116.27
01-21-22-7313	RANGE SUPPLIES	139.64
01-2213	DENTAL INSURANCE PAY	5,394.32
01-2218	VISION CARE	984.22
01-2224	VISION CARE-COBRA	16.12
01-2410	INMATE SECURITY ACCO	39.90
01-31-11-6211	EQUIPMENT MAINTENA	577.50
01-31-11-6213	OFFICE EQUIPMENT MAI	75.73
01-31-11-6253	TELEPHONE	123.75
01-31-11-6264	IN TOWN MEETINGS	25.00
01-31-41-6207	TEMP PROFESSIONAL SE	2,708.16
01-31-41-6211	EQUIPMENT MAINTENA	1,550.82
01-31-41-6212	BUILDING AND GROUND	5,793.70
01-31-41-6252	NATURAL GAS	45.32
01-31-41-6253	TELEPHONE	222.51
01-31-41-6254	WATER AND SEWER	136.35
01-31-41-6261	EDUCATION & TRAINING	157.58
01-31-41-6271	MEDICAL SUPPLIES	8.62
01-31-41-7305	STREET & SIDEWALK MA	1,475.47
01-31-41-7308	WEARING APPAREL AND	346.29

Account Summary

Account Number	Account Name	Payment Amount
01-31-43-6207	TEMP PROFESSIONAL SE	902.72
01-31-43-6211	EQUIPMENT MAINTENA	516.94
01-31-43-6212	BUILDING AND GROUND	10,162.50
01-31-43-6224	TAPPMAYER HOUSE MAI	1,928.96
01-31-43-6252	NATURAL GAS	45.31
01-31-43-6253	TELEPHONE	57.67
01-31-43-6254	WATER AND SEWER	-528.01
01-31-43-6271	MEDICAL SUPPLIES	2.88
01-31-43-7303	HORTICULTURAL SUPPLI	1,217.77
01-31-43-7308	WEARING APPAREL AND	115.43
01-31-43-9503	EQUIPMENT	363.76
01-32-11-6253	TELEPHONE	24.75
01-32-11-6260	ADVERTISING	52.20
01-32-11-6264	IN TOWN MEETINGS	438.00
01-32-61-6215	WEED CUTTING AND TR	910.00
01-32-61-6253	TELEPHONE	198.00
01-32-61-7304	GENERAL SUPPLIES	85.00
02-61-71-9510	STREETS	341,250.41
05-61-71-9509	STORMWATER PROJECTS	12,260.00
06-14-31-6213	OFFICE EQUIPMENT MAI	122.27
06-14-31-6250	ELECTRICITY	10,896.44
06-14-31-6252	NATURAL GAS	1,078.68
06-14-31-6253	TELEPHONE	24.75
06-14-31-6254	WATER AND SEWER	1,755.06
06-14-31-6255	CABLE TV AND INTERNE	0.38
06-14-31-6261	EDUCATION & TRAINING	1,117.95
06-14-31-7304	GENERAL SUPPLIES	292.20
06-14-31-7307	GASOLINE, PROPANE &	125.55
06-14-31-9503	EQUIPMENT	3,416.89
06-14-32-6212	BUILDING AND GROUND	1,196.25
06-14-32-6250	ELECTRICITY	435.56
06-14-32-6253	TELEPHONE	24.75
06-14-32-7307	GASOLINE, PROPANE &	1,926.88
06-14-33-6213	OFFICE EQUIPMENT MAI	43.67
06-14-33-6252	NATURAL GAS	462.29
06-14-33-6254	WATER AND SEWER	585.02
06-14-33-6255	CABLE TV AND INTERNE	0.39
06-14-33-6266	EQUIPMENT RENTAL	250.00
06-14-34-8315	SANDWICHES AND HOT	534.43
06-14-34-8316	BEER	1,246.69
06-14-34-8319	SNACKS	482.25
11-61-93-9315	SEWER LATERAL REIMB	1,890.00

Account Summary

Account Number	Account Name	Payment Amount
19-21-23-6211	EQUIPMENT MAINTENA	375.00
19-21-23-6212	BUILDING AND GROUND	1,071.01
19-21-23-6252	NATURAL GAS	100.02
19-21-23-6254	WATER AND SEWER	899.90
19-21-23-6255	CABLE TV AND INTERNE	0.87
19-21-23-6260	ADVERTISING	50.00
19-21-23-6261	EDUCATION & TRAINING	95.00
19-21-23-6265	TRAVEL & CONFERENCE	909.11
19-21-23-7304	GENERAL SUPPLIES	145.68
19-21-23-7331	COMPUTER HARDWARE	668.99
99-2809	EPAYABLES LIABILITY	91,927.53
Grand Total:		540,753.21

Project Account Summary

Project Account Key	Payment Amount
None	187,187.91
14708E	151,507.97
2170122E	9,300.00
402E	11,778.75
403E	481.25
60022E	180,442.44
COVID19E	14.99
ISFE	39.90
Grand Total:	540,753.21

**AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE
COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR
FOOD SERVICES AND DRINKING PLACES WHICH INCLUDE DRIVE-THROUGH
SERVICES AND SECTION 405.820 OFF-STREET PARKING SPACES REQUIREMENT
RELATED TO THESE USES**

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-through restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and continuing on Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.470.A Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances is hereby amended as follows:

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a multi-tenant retail or office building;

c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line and not separated by a street.

d. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single-family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.
- (3) The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (4) The drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) The designated stacking lane shall not cross between the building and principal street frontage.
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not

interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.

- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

~~ed.~~ Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that do not abut single family residential uses and drive-thru services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX", "GC", "CB", "PO", "PC" and "LI" Districts that abut single family residential uses only abut non-residential uses are subject to the following:

- (1) ~~(1)~~ — Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows and, two (2) order facilities ~~and two (2) designated stacking lanes~~ in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than ten thousand (10,000) square feet of gross floor area a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
- ~~(4)~~(2) For drive-thru restaurants on sites located on one (1) or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single family residential use.
- ~~(23)~~ The drive-thru order facility and service window shall only be on or adjacent to a wall not facing the a streetprimary street frontage., ~~unless otherwise approved. If adjacent to a non-primary street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the City Council.~~
- ~~(43)~~ The drive-thru restaurant shall have pedestrian-oriented site features. Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking. landscape adjacent to the

~~building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).~~

- (4) ~~If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.~~
- (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand ~~five hundred~~ (2,050) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (6) Any service areas, including, but not limited to, trash receptacles, compactors, ~~transformers~~, outdoor cooking or refrigeration equipment and ~~utility connections~~, must be fully ~~enclosed~~screened. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~
- (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space ~~being served by the adjoining a service~~ window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. ~~The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.~~
- (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (9) ~~If t~~The designated stacking lane ~~shall not cross~~es between the building and ~~principal primary~~ street frontage, it shall be screened in the form of dense landscaping as deemed appropriate by the City Council.
- (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City Council, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
- (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

~~ef.~~ "Drive-thru" ~~or "Drive Through"~~ shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces is hereby amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. *Food services and drinking places (NAICS 722).*

a. One (1) parking space per every three (3) seats of maximum occupancy ~~recorded~~ allowed under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. ~~plus one (1) parking space per each eight (8) seats in an outdoor seating area.~~

b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, or drive-up ~~ordering or curb service~~ facilities.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

**AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE
COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR
FOOD SERVICES AND DRINKING PLACES WHICH INCLUDE DRIVE THROUGH
SERVICES AND ABUT CERTAIN RESIDENTIAL USES**

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-through restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and continuing on Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Subsection d of Section 405.470.A. Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances is hereby amended as follows:

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

ed. Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2)

designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing ~~a the primary street frontage, unless otherwise approved.~~ If adjacent to single family residential uses, the facility and service window and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a non-primary street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the City Council.
- (3) The drive-thru restaurant shall have no ~~minimum size requirement; less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor~~ however, indoor seats for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) The drive-thru order facility and service window shall be no less than one-hundred fifty (150) feet from any property line of any single family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space ~~being served by adjoining the service~~ the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. ~~The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.~~
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) The designated stacking lane shall not cross between the building and ~~principal~~ primary street frontage.
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City Council, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city of **CREVE COEUR**

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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: October 10, 2022

Subject: **Drive-Through Restaurant Ordinance Amendments—Substitute Bills**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Substitute Bills 6018A and 6018B

Following the direction given by the City Council at the September 26th meeting, staff has split the former bill into two substitute bills, 6018A and 6018B based on adjacency to residential. It proved difficult to completely separate the two bills as there are overlapping provisions that must be accounted for. The changes to the two bills are described below.

Substitute Bill 6018A

This bill contains only the amendments that pertain to the standards for drive-throughs that do not abut single family residential uses with a few exceptions:

- The reference to sites on one or more lots that are less than 10 acres has been added to the abutting residential subsection for consistency
- Single family has been added to the abutting residential subsection for consistency.
- Increased the minimum distance of a drive-through facility from abutting single family residential from 50-feet to 150-feet based on prior Council discussion.

The remaining portions of this bill include all of the proposed changes as discussed previously throughout the rest of the ordinance, particularly for not abutting residential. The amendments include providing a definition for “abutting” and exempting sites that total 10 or more acres when adjacent to single family residential with a minimum distance separation of 150-feet.

Substitute Bill 6018B

This bill contains all of the prior proposed revisions that apply to drive-throughs that abut single family residential uses and also corresponds with Substitute Bill 6018A. Should the Council determine the proposed revisions to the standards for drive throughs when adjacent to single family residential are not acceptable, staff would recommend that this bill (Substitute Bill 6018B) be deferred for further review and study.

Multi-Family Uses

If the City Council determines that provisions should be added to address separation between drive throughs and multi-family buildings, then staff recommends the following additional amendment:

“or within fifty (50) feet of any multi-family residential use located in any zoning district other than the “CB” District.”

This amendment would need to be inserted in the following locations within the two bills:

- Towards the end of the introductory clause of 405.470.d, after “single-family residential uses”
- In 405.470.d(4) after “single family residential use”
- In the introductory clause of 405.470.e, after both references to “single family residential uses”
- In subsection 405.470.e(2), after “single family residential use”

This additional amendment would not impose any minimum distance requirements for multi-family uses within the CB Zoning District, recognizing that these forms of residential uses are integrated with a broad range of commercial uses in the city’s most intensive zoning district. However, it would strike a balance by imposing a minimum standard for multi-family uses in adjacent areas that are not zoned CB.

Conclusion

Staff will present these two substitute bills at the meeting and outline the changes to the Council and will be available to answer any questions.

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;

c. For the purposes of this Section, the term "abut" or "abutting" means having a shared property line not separated by a street.

~~c. d.~~ Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing ~~a the~~ the primary street frontage. ~~unless otherwise approved, and if adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.~~
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.~~
- (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any single-family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. ~~The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.~~
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) ~~If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2.~~ The designated stacking lane shall not cross between the building and principal street frontage.
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

~~d. e.~~ Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only abut non-do not abut single family residential uses, and drive-thru services on sites located on one (1) or more lots totaling ten (10) acres or more in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses, are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows and, two (2) order facilities ~~and two (2) designated stacking lanes~~ in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

- ~~(2)~~ For drive-thru restaurants on sites located on one or more lots totaling ten (10) acres or more, the drive-thru order facility and service window shall be no less than two hundred (200) feet from any property line of any single family residential use.

- ~~(23)~~ The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.

- ~~(34)~~ The drive-thru restaurant shall have pedestrian-oriented site features. landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.

- ~~(45)~~ If the drive-thru restaurant is freestanding, an eight-foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

- ~~(56)~~ If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross

floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

- (67) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~
- (78) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. ~~The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.~~
- (89) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (910) ~~If the designated stacking lane shall not crosses~~ between the building and ~~principal primary street frontage~~ it shall be screened as provided by Section 405.470.A.14.d.2.
- (1011) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (1244) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (1213) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e.f. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. Food services and drinking places (NAICS 722).

- a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. ~~plus one (1) parking space per each eight (8) seats in an outdoor seating area.~~
- b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS _____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS _____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;

c. Drive-through services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage. ~~unless otherwise approved, and~~ If adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided.~~ Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2. ~~The designated stacking lane shall not cross between the building and principal street frontage.~~
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a

height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only abut non-single family residential uses are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
- (2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have pedestrian-oriented site features. landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.
- (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.
- (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

- (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (9) ~~If the designated stacking lane shall not crosses~~ between the building and ~~principal primary street frontage~~ it shall be screened as provided by Section 405.470.A.14.d.2.
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- (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

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- a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. ~~plus one (1) parking space per each eight (8) seats in an outdoor seating area.~~
- b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

BILL NO. 6018

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: September 12, 2022

Subject: Drive-Through Restaurant Ordinance Amendment (#22-008)—Work Session

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Revised Draft Ordinance (Substitute Bill 6018)

Staff reviewed the proposed revisions to the drive through ordinance at the August 8th City Council work session. The City Council requested a follow up work session to continue the discussion. Staff has prepared a revised ordinance to facilitate this discussion. The revisions to the prior draft are summarized below.

Staff has prepared additional information to assist in the City Council's review. Each topic is discussed in greater detail below.

Large Properties Abutting Single Family Residential

Staff has included a provision for properties that are 10 acres or larger in size and abut single family residential, allowing drive through facilities located at least 200-feet from any residential property line. This provision has been included to address large sites that are technically adjacent to residential but where the drive through use is located at a significant distance from the property line.

Escape Lane and Number of Drive-Through Lanes

The current ordinance requires an escape lane prior to the order facility and limits the number of drive-through lanes to two. Both of these requirements have been eliminated to allow greater site design flexibility.

Abutting Single-Family Residential

The prohibition on the stacking lane crossing between the building and primary street frontage has been retained for drive-throughs adjacent to single-family residential. Because drive-throughs can only be located on the side or rear of a multi-tenant building, when adjacent to single-family residential, it is improbable that the stacking lane will cross the primary frontage.

Conclusion

Staff will review the proposed revised ordinance at the meeting. The substitute bill has also been included on the regular meeting agenda for further discussion and direction based on the discussion at the work session.



city of CREVE COEUR

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www.creve-coeur.org

MEMO TO PLANNING AND ZONING COMMISSION

Meeting Date: June 20, 2022

Subject: **Application No. 22-008: Text Amendment to Conditional Use Standards for Drive-Thru Restaurants (Sec. 405.470.A.14)**

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Commercial Property Analysis Map (Created September 2014)

At the June 6th meeting, the Planning and Zoning Commission closed the public hearing and voted to continue this item to the June 20, 2022 meeting. The Commission requested a copy of the map that staff prepared in 2014 when the current ordinance was being developed. No additional information from staff was requested by the Commission. The map is included in the packet and provides an analysis of the size of commercial and light industrial zoned properties and the adjacency to residential.

The proposed amendments do not include changes to the site size qualifications; however, at the last meeting staff discussed the possibility of amending the ordinance to specify the form of adjacent residential development as single family. The attached map is helpful in illustrating those properties that are multi-family and those that are single family that would be affected by such a change. As discussed at the last meeting, to apply this requirement, staff would rely on the current definitions for multi-family, single family, and attached single family as found in Section 405.120 as follows:

SINGLE-FAMILY DWELLING

An individual dwelling unit located on the ground, either detached and occupying a subdivided lot or attached by means of a party wall to another single-family dwelling unit and occupying a subdivided lot or in condominium ownership.

ATTACHED SINGLE-FAMILY DWELLING

One (1) of a series of attached dwellings designed for single-family occupancy and located on individually subdivided lots of record or on land owned in common.

MULTI-FAMILY DWELLING

A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but not including attached single-family dwellings, town houses, patio houses or individually subdivided lots.

MULTI-FAMILY BUILDINGS

A building arranged, intended or designed for residence by more than two (2) families, with the principal access to each dwelling unit by means of an interior lobby or a common enclosed interior stairway and/or elevator.

Staff has reviewed these terms after the last meeting and would like to clarify how they would be applied with such a change. The term “single family” would not apply to a multi-family building that has separate units above the first floor, even if under condominium ownership. Examples of these types of buildings would be the Coeur de Royale Condos on Coeur de Royale Drive, Golfview on the Green Condos on Sarah Lane, and the Summit Lofts on Emerson Road. These are condo units but are within a multi-family building. On the other hand, detached single family homes and attached townhomes that are not “stacked” would meet the definition of single family residential, whether they are on individual lots, or platted as a condominium with common elements and privately owned components.

If the Commission agrees that there should be a distinction among residential uses in the application of these standards, another approach could be to reference single family zoning districts (i.e., A, B, C, and D).

Related to this particular item, staff received the attached public comment from the apartment manager for Westchase Apartments expressing concerns about the changes that would affect multi-family residences.

Recommendation

Staff will present a summary of the changes at the meeting to facilitate the Commission’s discussion. Staff recommends that the Commission deliberate the proposed amendments, and discuss any further revisions so that a recommendation can be forwarded to the City Council. The draft ordinance is attached but has not been revised from the June 6th meeting. If this matter must be continued for further review, staff recommends that the Commission outline specific items for further research and that the continuance be made to a future meeting, no earlier than the July 18th meeting due to staff schedules.

Action and Motion

If the Commission believes that the draft ordinance is suitable for final review by the City Council, then a motion on a recommendation should be made and voted upon. An example motion for this purpose is:

“I move to recommend approval of the text amendments presented with Application #22-008 to amend the conditional use standards for drive-thru restaurants as regulated under Section 405.470.A.14 of the Zoning Ordinance subject to the requirements contained in the draft ordinance prepared for the meeting of June 20, 2022.” (Conditions may be added, eliminated, or modified by preceding motion.)



Planning and Zoning Commission
June 20, 2022

**Application #22-008:Text Amendment to Conditional
Use Permit Standards for Drive Through Restaurants
Section 405.470.A.14**

Jason Jaggi, AICP Director of Community Development

SUMMARY OF PROPOSED REVISIONS

- **14.b.: Removed maximum limitation of 40% of building area for restaurants. Ord. 5626 removed this requirement in 2019. (14.b)**
- **Sites That Abut Residential Uses**
 - **14.c.: Revised to specify Single Family Residential Uses.**
 - **Would not apply to multi-family buildings (apartments)**
 - **Would apply to detached and attached single family dwellings, townhomes, patio homes**
 - **14.c.(2): Prohibit order facility and service window on primary street frontage. Allow on other street frontages with landscaped screening.**
 - **14.c.(3): Remove minimum size of restaurant; require indoor seating but remove min. number of seats. Exempt off-street parking for unenclosed outdoor dining areas.**

SUMMARY OF PROPOSED REVISIONS

- **Sites That Abut Residential Uses Con't**
 - **14.c.(7): Allow designated stacking lane to cross between building and primary street and require landscaped screening**

SUMMARY OF PROPOSED REVISIONS

- **Sites That Do Not Abut Residential Uses**
 - **14.d.: Revised to specify Single Family Residential Uses.**
 - **14.d.(1): Changed the method for determining size of “other” building on the property.**
 - **Currently, 200-feet of building frontage is required**
 - **Changed to 10,000 square feet minimum building to allow smaller sized developments.**
 - **Use of other building not specified.**
 - **14.d.(2): Prohibit order facility and service window facing primary street frontage. If adjacent to the street on other frontages, require landscaped screening.**

SUMMARY OF PROPOSED REVISIONS

■ Sites That Do Not Abut Residential Uses (Con't)

- **14.d.(3):** Removed landscaping requirement for 50% of square footage of restaurant. Revised to require pedestrian-oriented site features and listed examples of such features. Removed requirement for off-street parking for unenclosed outdoor seating areas.
- **14.d.(4):** Removed requirement for an 8-foot wide landscaped strip on 2 sides for freestanding drive-thru buildings.
- **14.d.(5):** Freestanding, reduced to 2,000 SF. Indoor seating left at 55.
- **14.d.(6):** Remove requirement to have service areas attached to the building. Can be detached but must be screened.

SUMMARY OF PROPOSED REVISIONS

- **Sites That Do Not Abut Residential Uses (Con't)**
 - **14.d.(9): Allow designated stacking lanes to cross between building and primary streets but require landscaped screening.**
 - **14.d.(10): Minor clarification.**
- **Off-street parking code (405.820.F) Remove requirement for 1 space per 8 seats in outdoor seating area for restaurants.**

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

- **Location of service windows and order facilities along non-primary street building frontage. Requires landscaped screening**
- **Allowing stacking lane to cross street. Requires landscaped screening**
- **Specifying single family for the adjacent to residential properties requirement. Zoning code defines single family dwellings and multi-family dwellings as follows:**

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

MULTI-FAMILY BUILDINGS

A building arranged, intended or designed for residence by more than two (2) families, with the principal access to each dwelling unit by means of an interior lobby or a common enclosed interior stairway and/or elevator

MULTI-FAMILY DWELLING

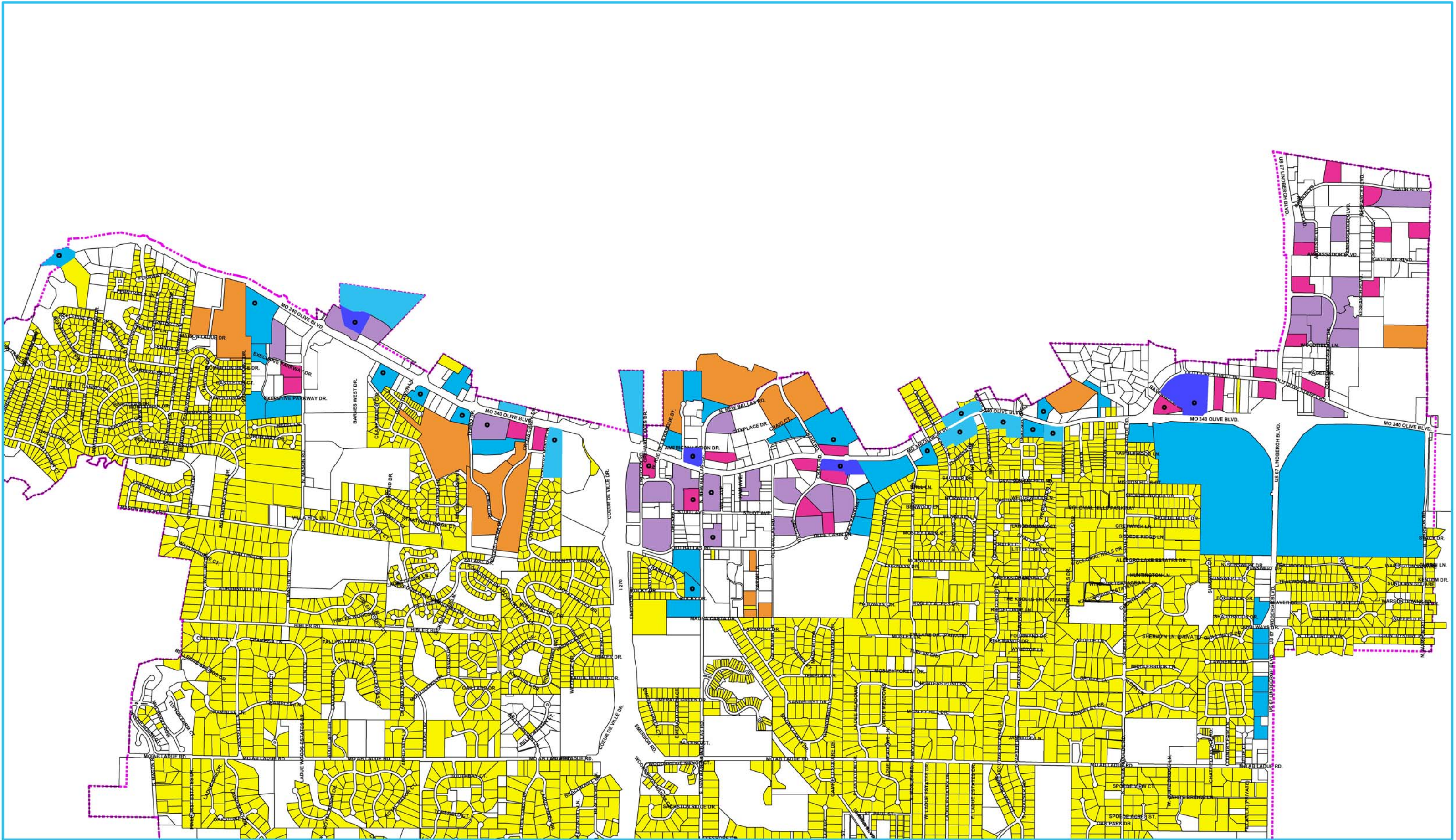
A building or portion thereof designed for occupancy by three (3) or more families living independently of each other, but not including attached single-family dwellings, town houses, patio houses or individually subdivided lots.

SINGLE-FAMILY DWELLING

An individual dwelling unit located on the ground, either detached and occupying a subdivided lot or attached by means of a party wall to another single-family dwelling unit and occupying a subdivided lot or in condominium ownership.

SUMMARY OF REVIEW ITEMS (PRESENTED AT 6-6 MEETING)

- **Adjacent to Non-Residential: Change from a building with 200-feet building frontage to 10,000 square feet min. size**
- **Adjacent to Non-Residential: Requiring minimum restaurant size and min. number of indoor seats. Current ordinance: 2,500 square feet, 55 indoor seats. Proposed: 2,000 sf; 55 seats.**
- **Removal of off-street parking requirements for outdoor seating areas (currently requires 1 additional space per 8 seats).**



0 500 1000 1500 2000
Feet



Legend

- Properties 2 to 3 Acres, Not Adjacent to Residential
- Properties Over 3 Acres, Not Adjacent to Residential
- Possible Assemblages Over 2 Acres, Not Adjacent to Residential
- Properties Over 2 Acres, Adjacent to Residential
- Parcel Lines
- City Limit

- Single-family Residential
- Multi-family Residential



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Drive Thru restaurants

1 message

Jamie Rohrich <jrohrich@samapartments.com>
 To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

Mon, Jun 6, 2022 at 5:09 PM

Good afternoon Jason;

I am the Property Manager for Westchase Apartments and it has come to my attention that there is a hearing this evening regarding changes being made to open up the possibilities for more drive thru restaurants in Creve Coeur.

It is my understanding that the change includes also categorizing multi-family housing as commercial vs. residential to allow for more drive-thru's to be brought into the area and potentially be on top of RESIDENTIAL multi-family housing, in turn causing quite the disturbance to Creve Coeur residents. Regardless of whether they own single family homes or reside in a multi-family setting, they are still Creve Coeur residents and deserve not to be disturbed by commercial business operations.

I am quite concerned about this but am unable to attend tonight's hearing.

I will be checking the City's website tomorrow for further information and any details that you can send to me on this matter would appreciated as well.

Thank you,



Jamie Rohrich

Property Manager, Cove West & Westchase Apartment Homes

314-878-3000 | 314-432-3700 | jrohrich@samapartments.com

www.covewestapts.com | www.westchasestl.com

12400 Lighthouse Way Dr. | 10871 Chase Park Ln | Creve Coeur,
 MO 63141



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #22-008: TEXT AMENDMENT TO CONDITIONAL USES, SECTION 405.470.A.14 FOOD SERVICES AND DRINKING PLACES WITH DRIVE- THROUGH SERVICES

FOR THE MEETING OF: Monday, June 6, 2022, 6:00 P.M., Public Hearing

LOCATION: MX, GC, CB, PO, PC, and LI Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014.

Text Amendments to the Zoning Ordinance require review and a public hearing by the Planning and Zoning Commission with final approval by the City Council.

ADDITIONAL INFORMATION: This item was first discussed at the May 16, 2022, Planning and Zoning Commission meeting. The Commission continued the Public Hearing on this request to Monday, June 6, 2022. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.crevecoeurmo.gov under the Planning Projects page.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason W. Jaggi, AICP Director of Community Development

DATE: May 12, 2022

ATTACHMENTS: Existing drive-through ordinance, Section 405.470.A.14; proposed revisions to Section 405.470.A.14 drive through restaurants (May 5, 2022 Draft); April 22, 2022, City Council update memo and draft, February 3 and March 7, 2022, P&Z Work Session memos and drafts.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Creve Coeur 2030 References

- Chapter 3, Objectives and Strategies

Zoning Code References

- Section 405.470.A.14 Food Services and Drinking Places

BACKGROUND

The Planning and Zoning Commission conducted a public hearing on this request on May 16, 2022. At that time staff presented the proposed revisions to the restaurant drive-through ordinance and solicited feedback from the Commission and members of the public. Please refer to the May 16th staff report and presentation slides for additional background information. At the conclusion of the discussion, the Commission voted to continue the public hearing to June 6, 2022 to allow additional input and for staff to consider the feedback received.

After the meeting, staff has received a few comments regarding the proposed ordinance. Emailed comments are attached for the Commission's review.

PROPOSED REVISIONS SINCE THE MAY 16 MEETING

Staff has considered the comments received from both the public and Commission and has provided additional revisions. The changes made to the regulations are shown in the attached redlined document. These changes are summarized as follows in accordance with the applicable section number:

- 14.b: Removed the reference that limits restaurants to 40% of the building square footage. This requirement was removed by a prior text amendment back in 2019 via Ordinance 5626 and no longer applies.

Adjacent to Residential Uses

- 14.c: Restaurant drive-throughs that abut residential uses has been amended to specify single-family residential uses. This change was made based on a comment received that a mixed-use development that has multi-family residential adjacent to a proposed drive-thru wouldn't qualify. Staff believes the intent has been to regulate these uses, as applicable, when adjacent to single family residences and not to include all forms of residential, noting that multi-family residential uses are allowed in some commercial zoning districts.
- 14.c(2), (7) and (8): Minor revisions for clarity. No substantive changes.

Adjacent to Non-Residential Uses

- 14.d: Clarified adjacent to single family uses in the same manner as above.
- 14.d(1): Changed the method for determining the dimension of the additional building on site that allows for a drive-thru within a coordinated development. The current ordinance requires a building frontage width of at least 200-feet to qualify for a drive-thru restaurant. Staff previously proposed reducing that to 150-feet to account for smaller buildings. To provide greater flexibility and to simplify the regulation, staff has revised this qualification to require a minimum of a 10,000 square foot building. The specific dimensions of the building would not be considered as long as at least one building within the development has a minimum square footage of 10,000 square feet. It is important to note that for drive-thrus that are not adjacent to residential, the existing ordinance does not specify the use of the "other" building. Meaning, the other building on the site could be an office building or any other allowable use meeting these size requirements. For those that are adjacent to residential uses, the requirement is that it must be located within a multi-tenant retail building because they cannot be freestanding.
- 14.d(2) and (3): Minor revisions for clarity. No substantive changes.
- 14.d(5): No changes, however, this portion was discussed at the prior meeting but was inadvertently left out of the previous version. The size of a free-standing drive-thru building has been reduced from the current requirement of 2,500 square feet to 2,000 square feet to allow for smaller restaurants. The minimum seating has been left unchanged at 55.

- 14.d.(9) and (10). Minor revisions for clarity. No substantive changes.

SUMMARY AND CONCLUSION

The proposed changes maintain the two-tiered system of regulations for drive-thru restaurants for those uses that are adjacent to residential and those that are not. Further, these changes to the drive-thru ordinance have been developed in such a manner to achieve an acceptable balance that adheres to the broader goals of the comprehensive plan, minimizes negative impacts, but also recognizes the ultimate desirability to accommodate these uses as provided by the current ordinance.

A draft ordinance has been prepared reflective of the changes discussed within this report to facilitate the Commission's review. Staff requests further discussion by the Commission on the following items, which represent the more significant aspects of these amendments:

- The allowance to have drive-thru service windows and order facilities along a non-primary street building frontage subject to landscaped screening. For reference, primary street frontage is a term that refers to the elevation that faces the highest level of roadway as determined by the regional functional classification system. For example, for the property located on the corner of Olive and Old Ballas, a building frontage on Olive Blvd. would be the primary street frontage.
- The specification for adjacent "single family" residential uses.
- When adjacent to non-residential, the change to base the qualification for a drive-thru from a building with 200-feet of frontage to a minimum size of 10,000 square feet.
- when adjacent to non-residential, the continuance of specifying a minimum size for a drive-thru restaurant, and minimum number of indoor seats.
- The removal of requiring off-street parking for outdoor seating areas. The current ordinance requires 1 additional parking space per 8 outdoor seats.

RECOMMENDATION AND ACTIONS

After deliberation and upon the closing of the public hearing, if the Planning and Zoning Commission has chosen to accept the regulations as provided in the draft ordinance as written, the following would be a suitable motion for this application:

"I move to recommend approval of the text amendments presented with Application #22-008 to amend the conditional use standards for drive through restaurants as regulated under Section 405.470.A.14 of the Zoning Ordinance subject to the conditions contained in the draft ordinance prepared for the meeting of June 6, 2022." (Conditions may be added, eliminated, or modified by preceding motion.)

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR FOOD SERVICES AND DRINKING PLACES AND SECTION 405.820 REQUIRED OFF-STREET PARKING SPACES REQUIREMENT RELATED TO THESE USES

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-thru restaurant services; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and,

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and,

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of ____ recommended approval of the subject amendments at its meeting on Monday, June 6, 2022; and,

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and,

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and,

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri as follows:

SECTION 1: Section 405.470 Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

- a. The acreage requirement does not apply to restaurants without drive-through services within the "GC" District;
- b. The acreage requirement does not apply to restaurants without drive-through services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building;

c. Drive-through services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).
- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage. ~~unless otherwise approved, and~~ If adjacent to single family residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have no minimum size requirement; however, ~~less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.~~
- (4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) If the designated stacking lane crosses between the building and primary street frontage it shall be screened as provided by Section 405.470.A.14.c.2. ~~The designated stacking lane shall not cross between the building and principal street frontage.~~
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a

height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only abut non-single family residential uses are subject to the following:

- (1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have no less than 10,000 square feet of gross floor area. a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.
- (2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a the primary street frontage, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the Planning and Zoning Commission.
- (3) The drive-thru restaurant shall have pedestrian-oriented site features. landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). Such features include, but are not limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections within the site. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.
- (5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) two-thousand (2,000) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.
- (6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.
- (7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

BILL NO. _____

ORDINANCE NO. _____

- (8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (9) ~~If the designated stacking lane shall not crosses~~ between the building and ~~principal primary street frontage~~ it shall be screened as provided by Section 405.470.A.14.d.2.
- (10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site and on adjacent roadways.
- (11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.
- (12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

SECTION 2: Section 405.820.F Required Off-street Parking Spaces shall be amended to read as follows:

SECTION 405.820.F. REQUIRED OFF-STREET PARKING SPACES

5. Food services and drinking places (NAICS 722).

- a. One (1) parking space per every three (3) seats of maximum occupancy recorded under the conditional use permit plus one (1) parking space per every two hundred fifty (250) square feet of total building floor area. ~~plus one (1) parking space per each eight (8) seats in an outdoor seating area.~~
- b. Small restaurant facilities which offer only carry-out/delivery service and/or a seating capacity of sixteen (16) or fewer persons shall provide parking spaces at the ratio required for basic retail uses; provided such small restaurant facilities shall not be freestanding or provide drive-through, drive-up or curb service facilities.

SECTION 3: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2019.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2019.

BILL NO. _____

ORDINANCE NO. _____

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



Planning and Zoning Commission Public Hearing May 16, 2022

Application #22-008: Text Amendment to Conditional Use Permit Standards for Drive Through Restaurants Section 405.470.A.14

Jason Jaggi, AICP Director of Community Development

BACKGROUND

- **Current drive-through ordinance adopted in 2014**
- **Pre-2014, ordinance limited drive-throughs to a minimum 3-acre lot**
- **2011, amendment proposed to lower site size to ½ acre with a 1/3 mile separation requirement. Withdrawn.**
- **Currently, 3 restaurants with drive-throughs in the City of Creve Coeur: McDonald's, St. Louis Bread Company, Panda Express. Stand alone Jimmy John's approved in 2014 on West Olive—not built**

BACKGROUND

- **Need for revisions:**
 - **Existing ordinance is approaching 8 years old. Continued Demand-Market and consumer preferences.**
 - **Some provisions are unnecessarily specific. Difficult to administer and comply.**
 - **May not be producing desirable results**
- **Joint work session held with City Council and P&Z in December 2021. Agreed on need to review ordinance**
- **Two P&Z work sessions held: Feb. 7th and March 7th. City Council updated: April 22nd.**

COMPREHENSIVE PLAN REVIEW

- **High level, city-wide planning document—does not address drive-through restaurants directly**
- **Not directed at one area of the City—applies to all commercial and light industrial districts**
- **Chapter 3: Objectives and Strategies:**
 - **Emphasizes pedestrian accessibility and walkability within a mix of uses and high quality design (Strategies 1.1, 1.3, and 1.9)**
 - **Recognizes need to be responsive to changing consumer preferences (Strategy 3.2)**
 - **Mitigate impact of non-residential uses such as lighting, noise and trash on adjacent residential uses (Strategy 2.7) and protect residential areas from negative encroachment with non-residential uses**
- **Amendments: implements goals of Comp Plan while achieving appropriate balance and necessary regulations.**

PROPOSED REVISIONS—OVERVIEW

- Allowed in MX, GC, CB, PO, PC and LI zoning districts with conditional use permit (Sec. 405.470.A.14). **No change.**
- Maintains two separate standards: Adjacent to residential and not adjacent to residential
- Focus on site design standards:
 - Minimum size of buildings and seating,
 - Location of service windows and menu boards
 - Location of stacking lanes
 - Landscaping/screening requirements
- Other clarifications

EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Min. site size: 2 acres. **No change.**
- Limited to one restaurant with no more than 2 service windows, 2 order facilities and 2 stacking lanes. **No change.**
- Must be located on rear or 1 end of multi-tenant retail building with a building frontage of 200-feet. **No change. Prohibits freestanding drive-through restaurants.**
- Drive-through order facility and service window on or adjacent to a wall not facing a street, unless otherwise approved, screened from ground-floor level of adjacent residences within 200-feet of the facility by solid barrier or topographic change. **Changed: prohibits drive through window or order facility from being adjacent to a primary street. Allowed on secondary streets but with landscape screening required as viewed from the street.**
- The drive-through restaurant must be min. 2,400 SF in size, 55 indoor seats. **Changed: Eliminate minimum size and number of indoor seats. Unenclosed outdoor dining exempt from additional off-street parking requirements (1 space per 8 seats)**

EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Drive-through order facility and service window no closer than 50-feet from any residential use. **No change.**
- Designated stacking lane no less than 190-feet long, 9'x19' feet dimension with vehicle escape route. **No change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

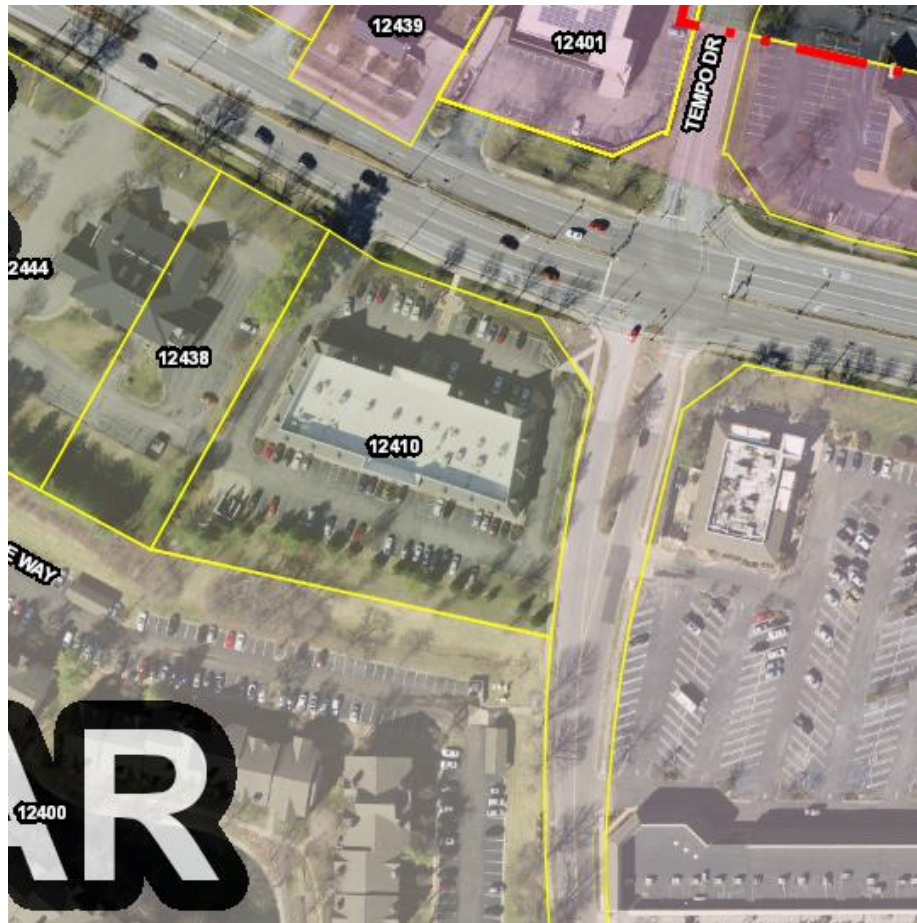
EXISTING AND PROPOSED REVISIONS—ABUT RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding 60dB at the property line for adjacent residential uses. **No change**

EXAMPLES OF ELIGIBLE LOCATIONS* (EXISTING DEVELOPMENTS)



EXAMPLES OF ELIGIBLE LOCATIONS* (EXISTING DEVELOPMENTS CON'T)



EXISTING AND PROPOSED REVISIONS—ABOUT NON-RESIDENTIAL

- **Min. site size: 3 acres totaling 1 or more lots in a coordinated development with shared access and two or more buildings, 1 of which has a min. building frontage of 200-feet. All buildings shall be designed with similar materials and design elements aesthetically complementary to each other. Changed: 2 buildings includes proposed drive-through. Simplified to reduce min. frontage requirement of the one building to 150-feet. Eliminated passageway or arcade provision.**
- **Drive-through order facility and service window cannot face a street, unless otherwise approved. Changed: Allow order facility and service window on secondary streets with landscaped screening.**
- **Drive-through restaurant to have pedestrian-oriented landscape adjacent to building equal to 50% of the floor area of the building. Changed: Eliminated percentage. Still require landscaping and ped-oriented features incl. but not limited to: landscaping adjacent to building, outdoor seating areas, and pedestrian connections throughout the site. Exempt additional off-street parking for unenclosed outdoor seating areas.**
- **If drive-through is freestanding, provide 8-foot wide planting strip on two sides of building. Changed: Eliminated. Covered in prior provision—no specific dimensions.**

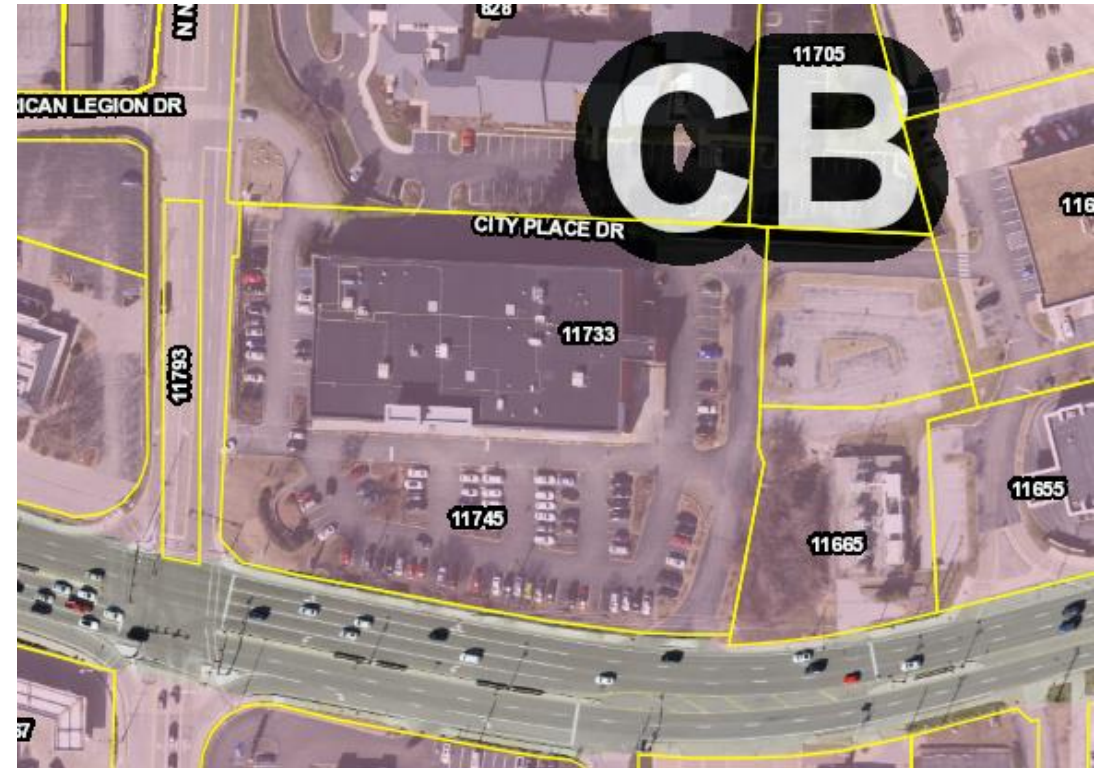
EXISTING AND PROPOSED REVISIONS—ABOUT NON-RESIDENTIAL

- Minimum size of restaurant is 2,500 square feet with min. 55 indoor seats. **Changed: Reduced min. size to 2,000 SF. Accidentally left out of draft code. More discussion requested.**
- Any service areas, including but not limited to, trash receptacles, compactors, transformers, outdoor cooking, refrigeration equipment, and utility connections must be fully enclosed. Such elements are to appear as part of the building as much as possible. **Changed: Simply that these components must be enclosed.**
- Stacking lane min. 190-feet, 9x19 dimensions, provide for vehicular escape. **No Change.**
- Entrance to stacking lane min. 50-feet from the nearest point on the property line across nearest vehicular entrance. **No change**
- The designated stacking lane cannot cross between building and principal street frontage. **Changed: allows stacking lanes to cross between building and primary street frontage but must be screened with landscaping**

EXISTING AND PROPOSED REVISIONS—ABUT NON-RESIDENTIAL

- Traffic study to review internal circulation and off-street impacts required. **No change.**
- Order facility required to utilize automatic volume control. **No change.**
- Acoustical study to verify order facility and service window will not produce sounds exceeding ambient daytime levels at property lines. **No change**

EXAMPLES OF ELIGIBLE LOCATIONS* (ADJACENT TO NON-RESIDENTIAL)



EXAMPLES OF ELIGIBLE LOCATIONS* (ADJACENT TO NON-RESIDENTIAL)



SUMMARY AND NEXT STEPS

- **Proposed revisions continue to restrict these uses throughout the city**
- **Discussion requested on amending the size/frontage requirements. Industry trend for smaller buildings.**
- **Solicit additional public input: proposed revisions emailed to 9 larger commercial/real estate Creve Coeur property owners and developers.**
- **Provide direction to staff and continue public hearing to June 6th meeting**

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, MAY 16, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-008

9
10 THOSE IN ATTENDANCE:

11 Mr. Gene Rovak, Chairman

12 Mr. Larry Potashnick

13 Ms. Julie LaBonte

14 Mr. AJ Wang

15 Ms. Rhonda O'Brien

16 Mr. Thomas Buelter

17 Mr. Carl Lumley, City Attorney

18 Mr. Jason Jaggi, Director of Community Development

19 Ms. Bethany L. Moore, City Planner

20 Ms. Megan Waller Administrative Supervisor/Recording
21 Secretary

22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIRMAN ROVAK: Planning and Zoning Commission
2 Meeting is called to order for Monday, May 16, 2022.
3 Begin with roll call.
4 Ms. Hall is absent.
5 Mr. Potashnick?
6 MR. POTASHNICK: Aye. Here.
7 CHAIRMAN ROVAK: Ms. LaBonte?
8 MS. LABONTE: Here.
9 CHAIRMAN ROVAK: Mr. Wang?
10 MR. WANG: Here.
11 CHAIRMAN ROVAK: Ms. O'Brien?
12 MS. O'BRIEN: Here.
13 CHAIRMAN ROVAK: And Mr. Buelter?
14 MR. BUELTER: Here.
15 CHAIRMAN ROVAK: Mr. Lumley --
16 MR. LUMLEY: Here.
17 CHAIRMAN ROVAK: -- City Attorney?
18 Mr. Jaggi, Director of Community Development?
19 MR. JAGGI: Here.
20 CHAIRMAN ROVAK: Ms. Moore, City Planner?
21 MS. MOORE: Here.
22 CHAIRMAN ROVAK: Megan Waller, Administrative
23 Assistant/Recording Secretary?
24 MS. WALLER: Here.
25 CHAIRMAN ROVAK: Okay.

1 Got everybody. Ready to go. Okay.

2 Okay. Our next item is Application 22-008:

3 Text amendment to conditional uses, Section 405.470.A.14
4 food services and drinking places with drive-through
5 services.

6 MR. JAGGI: Sometimes technology works for you.

7 Good evening.

8 THE COURT REPORTER: Do I need to swear you in,
9 Jason?

10 MR. JAGGI: Yes. Thank you. Thank you for the
11 reminder.

12 And anybody else who -- who may want to speak.

13 Thank you.

14 (Jason Jaggi was sworn in by the court
15 reporter.)

16 MR. JAGGI: Anybody else plans to speak on this
17 item, you -- you --

18 VOICE: Yes.

19 MR. JAGGI: -- need to be sworn in. Anyone else
20 who wants to make comments this evening.

21 (Linda Rezny was sworn in by the court
22 reporter.)

23 MR. JAGGI: Thank you.

24 Good evening. Jason Jaggi, Director of
25 Community Development with the City of Creve Coeur.

1 This is the public hearing for the drive-through
2 text amendments. This has been a topic that we've
3 discussed in work sessions for the last several months and
4 also with the City Council.

5 And so tonight we have the formal amendments in
6 front of you.

7 But I will start off by saying, there's no
8 suggestion that you make a recommendation or a vote on
9 this item this evening. We'd like to keep the public
10 hearing open to see if there may be some additional
11 comments that might be coming forward in the next few
12 weeks.

13 So, with that in mind, I'll go ahead and start
14 my presentation, and then please stop me along the way if
15 there is any questions.

16 So, again, this is the public hearing, and
17 it's -- involves Section 405.470.A.14 that is the section
18 of the ordinance that pertains to conditional uses, and,
19 specifically, conditional uses for restaurants with
20 drive-through facilities.

21 Let's see here. Jump to the next one.

22 So just a little bit of background on this. You
23 all may be familiar with it, but I know we have a couple
24 new members who haven't been involved since we started
25 looking at this several months ago.

1 The current drive-through ordinance was adopted
2 by the City Council in 2014. It was in response to a
3 request for the Panera or St. Louis Bread Company
4 drive-through on North New Ballas. That really what's
5 kind of leading into the city's review of the ordinance at
6 that time.

7 And before 2014, the city did not have a lot of
8 regulations for drive-through restaurants except for the
9 minimum site sizes had to be 3 acres. And the feeling is
10 that that -- that ordinance requirement, in and of itself,
11 contributed greatly to limiting the amount of
12 drive-through restaurants that we have in Creve Coeur.

13 So before 2014, we had one in the city, and
14 that's McDonald's by City Place. Other than that we
15 didn't have any drive-through restaurants.

16 So 2014, we kind of opened it up a little bit,
17 based on a lot of discussion at that time.

18 But with that became a -- came a trade-off. So
19 we -- we took -- we reduced the 2 acre -- or 3 acre
20 requirement down to 2 for certain applications of
21 drive-through restaurants, and then added a lot of
22 performance criteria, a lot of conditions that had to be
23 satisfied in order to even request it, and to have it be
24 reviewed by P&Z and ultimately City Council.

25 I would just mention, just looking at some of

1 the history, I did come across, from 2011, there was
2 actually was a text amendment that was submitted, I
3 believe, by a -- an applicant, not the city, to reduce the
4 site size down to a half acre, but to also implement a
5 separation requirement.

6 So the site size could be less, but then there
7 was a separation requirement built into it. That was
8 withdrawn. That did not proceed.

9 So, a lot of history for the drive-throughs in
10 Creve Coeur, is -- is, I guess, the summary of all this.

11 So what we have today is currently three
12 restaurants with drive-throughs: We have McDonald's at
13 City Place, I mentioned; the St. Louis Bread Company on
14 North New Ballas, and then we have the Panda Express,
15 which came in, probably about maybe 2000 -- going off the
16 top of my head -- maybe 2017, somewhere around there.
17 That's our newest one there at Creve Coeur Pavilion.

18 So why are we looking at drive-through
19 restaurant ordinance requirements? Few things here. The
20 existing ordinance that we have is now approaching eight
21 years old. There's continued demand for these uses in
22 Creve Coeur. So we get a lot of inquiries in terms of
23 hey, you know, this is a market for drive-through
24 restaurants, what are your rules on them.

25 And so we have to go through a lot of -- a lot

1 of meetings to at least describe the rules, and then what
2 we find out is a lot of -- a lot of the requests we get,
3 there's some provision of this ordinance that just doesn't
4 fit that is problematic.

5 So, these are kind of the things that we've
6 heard over the years.

7 And, also, COVID-19, I think, and just in
8 general, consumer preferences still are kind of demanding
9 these uses, but, of course, there's a balance to this as
10 well. And we recognize that, and that's how we kind of
11 went into these amendments.

12 So my -- my take on this is that some of these
13 provisions are -- are really unnecessary. I don't think
14 they really offer or bring a lot of value to the city. I
15 think there -- they could be viewed as a little bit
16 cumbersome. And what we're getting in return may not
17 really be what we wanted.

18 Certainly, difficult to administer and to comply
19 with all those regulations too, when we package it
20 altogether.

21 And, again, it may not be producing the
22 desirable results that we -- we want. You know, the Panda
23 Express, I mentioned that earlier, you know, that layout
24 is reflective of the ordinance that we have here, not
25 exclusively, but a lot of it was driven because of the

1 regulations we have in place now with some of the
2 irregular movements with the service windows and so forth.

3 So, I think all of these together, we all agreed
4 we'd discuss it at the joint work session held with City
5 Council between Planning and Zoning Commission and the
6 City Council back in December. We all agreed that this
7 should be a priority that we look at for 2022, so that
8 kind of set us off in this direction.

9 And then we had two work sessions where staff
10 has presented some suggested revisions. We've talked
11 about that, we made some changes along the way,
12 February 7th and March 7th.

13 And then last April, the 22nd, I also presented
14 in front of the City Council, just to give them an update
15 on kind of where we're at in terms of the -- the nature of
16 the amendments prior to scheduling tonight's meeting.

17 So, we've done some legwork. We've had some
18 work sessions, certainly, on all of it. But I wanted to
19 make sure everybody kind of understood the background,
20 especially for the new members that -- that weren't here.

21 So, whenever we look at text amendments,
22 whenever we look at rezonings, a lot of our applications
23 we always look at the Comprehensive Plan. And the
24 Comprehensive Plan, just as a reminder, it's a high-level
25 city-wide planning document that covers all commercial

1 districts in the city.

2 There are certain place-types specific to each
3 commercial area and even residential in the city, but it
4 does not, at the end of the day, ultimately address
5 drive-through restaurants in terms of you should do this,
6 you should not, things like that. It just doesn't address
7 it.

8 So, this amendment also does not propose to
9 really -- we already allow this in Commercial Districts
10 and applies to all areas of Commercial, Light Industrial,
11 so these regulations are not specific to certain areas of
12 the city, it would -- it would apply to all.

13 So what I did was I really looked at, well, what
14 are the overall objectives and standards and strategies,
15 rather, for the Comprehensive Plan. And these are the
16 ones that I'm highlighting for you.

17 So the need to emphasize pedestrian
18 accessibility, walkability within a mix of uses and
19 high-quality design, that's a strategy you can see in
20 these different sections of the plan.

21 Recognizes the need to be responsive to consumer
22 changes and preferences. And then, of course, to mitigate
23 any impacts of non-residential uses such as lighting,
24 noise, and trash on adjacent residential uses and protect
25 residential areas from negative encroachment with

1 non-residential uses.

2 So, these are kind of the backbone, if you will,
3 in terms of the approach and moving forward with these
4 suggested amendments.

5 You know, I would say that if we didn't have any
6 regulation at all, I think the Comprehensive Plan would
7 certainly kind of say, hey, you know, you need some
8 balance here. We don't want all -- all of Olive to become
9 drive-through restaurants. I don't think that's what any
10 of us intended to do, and I'm certainly not proposing that
11 as well. But I do think some areas we should be looking
12 at and maybe it might be a little bit too restrictive,
13 and -- and the approach here is to balance all of these
14 kind of objectives into the ordinance, so I hope that
15 comes through when I go through it tonight.

16 So moving on, just to give you -- I thought a
17 lot about, well, how -- how should this information be
18 presented, and this is the format that I came up with.

19 So, right now, I -- what I'm going to do is I'm
20 going to go through these, and I'm just going to show you
21 what the existing is and what's changed. Just kind of a
22 summary.

23 You have the attachment that's in the packet
24 that -- that's the redline, but I feel like this,
25 hopefully, is a little more easier to -- to read and

1 comprehend versus the specific language. So, I did kind
2 of summarize this and, certainly, will take any questions
3 if you want specific information.

4 So, currently, this is just an overview, they're
5 allowed in our Mixed Use District, General Commercial,
6 Core Business, Planned Office, Planned Commercial and
7 Light Industrial. This is what's on -- in the ordinance
8 now. This is not being proposed to change. So these are
9 all the different zoning districts that would allow a
10 conditional use permit for drive-through restaurant. No
11 change to that.

12 It still maintains the two separate standards.
13 So there are different standards if -- if the site is
14 adjacent to residential, and there are different standards
15 if the site is not adjacent to residential, with,
16 obviously, more protections built in for any proposal
17 that's adjacent to residential because of the sensitivity
18 of the -- of the two different languages.

19 The focus, really, though, is on site design
20 standards. Minimum size of buildings and seatings are --
21 seating is something that is looked at in the amendments;
22 location of service windows and menu boards; the location
23 of the stacking lanes; landscaping and screening
24 requirements. These are a lot of the things that are --
25 that are the focus of the amendments, and then, also, some

1 other clarification and certain -- a few other items
2 within it.

3 So, just to start out here with -- so that's
4 kind of the overview. This is the residential, so this --
5 just keep this in mind as we go through this section.

6 These are the regulations for drive-through
7 restaurants that are adjacent to residential uses. Okay.
8 This is what -- this is what applies.

9 So the minimum site size is 2 acres, and that's
10 not proposed to change.

11 You're limited to one restaurant with no more
12 than two service windows, two order facilities and two
13 stacking lanes. That's not changing.

14 Must be located on -- on the rear or one end of
15 a multi-tenant retail building with a building frontage of
16 200 feet. No change, which this, effectively, eliminates
17 the ability to have a freestanding restaurant if you're
18 adjacent to residential. So that is a significant
19 limitation of the ordinance today, and that is not
20 proposed to be changed. And it also must be a
21 multi-tenant retail building. So the best illustrated
22 example of that would be the Bread Company, which was kind
23 of the driver for this regulation. So that's not really
24 being proposed -- that's not a proposed change.

25 The drive-through order facility and service

1 window on or adjacent to a wall not facing a street,
2 unless otherwise approved, screened from ground floor of
3 the adjacent residences within 200 -- 200 feet of the
4 facility by a solid barrier or topographic change.

5 What has been suggested for modification is that
6 the prohibition of window through -- drive-through windows
7 or order facilities being adjacent to a primary street.

8 So, we would allow, with this change, we would
9 allow them to be placed on secondary streets, but with
10 landscape screening in front of them adjacent to the
11 street.

12 So, I think that gives a little bit more
13 flexibility to -- for some site layouts, but also
14 recognizes the need, you know, to add some additional
15 landscaping along the street frontage when those are
16 present.

17 So, when we talk about primary streets, we're
18 talking about, you know, Olive, obviously, you know,
19 Ballas North -- you know, Ballas Road. The main streets,
20 you would not be able to have a -- a drive-through menu
21 board, speaker system or window adjacent to those streets.
22 They could be allowed though on side streets or secondary
23 streets, but not the primary street, okay. So that's --
24 that's the distinction there.

25 Drive-through restaurants must be a minimum of

1 2400 square feet in size, 55 indoor seats. I mentioned
2 this during the work sessions. This has been eliminated
3 because I'm not sure that it's very applicable because we
4 already have the multi-tenant building requirement. So if
5 it's a multi-tenant building, it would be one tenant space
6 within that multi-tenant building, and so I don't know
7 that it's critical that we dictate what size that tenant
8 space has to be and how many seats are in it.

9 So, that has been revised to eliminate the --
10 the minimum size of the restaurant in that multi-tenant
11 building, as well as to eliminate any fixed number of, you
12 know, minimum seating requirements.

13 Additionally, it's proposed, again, to encourage
14 outdoor dining, these are things in our Comprehensive Plan
15 that we want to try to do.

16 And as an incentive, any unenclosed outdoor
17 dining would be exempt from providing off-street parking.
18 So currently that is one space per eight seats.

19 If you remember the application we just had, we
20 had to apply that.

21 But I think to incentivize outdoor dining and
22 create some more vibrancy in our commercial areas, this is
23 an area that we could probably say, you know, that's no
24 longer required.

25 My experience has been that not -- most of our

1 restaurants don't fill up inside and out, and the parking
2 is not going to be really a strong issue, and it just
3 provides a little more of an incentive to a restaurant
4 owner to not have to worry about providing additional
5 off-street parking when we have restaurants in
6 multi-tenant buildings.

7 MR. BUELTER: One quick question.

8 MR. JAGGI: Yes, sir.

9 MR. BUELTER: The new guy, so.

10 MR. JAGGI: Yeah, please.

11 MR. BUELTER: On -- have we ever had any
12 complaints about parking at any restaurant somewhere with
13 something that nobody just can't fit?

14 I mean Bristol's kind of car packed --

15 MR. JAGGI: Right.

16 MR. BUELTER: -- from time to time, but just --
17 I didn't know if there was any other complaints that might
18 drive some of this logic.

19 MR. JAGGI: No. To answer your question, no.

20 However, we still require conditional use
21 permits, and we still will check parking.

22 MR. BUELTER: Okay.

23 MR. JAGGI: So that is a -- that's a key
24 component, really, of a conditional use process when it
25 comes to many -- any conditional use, but in particular

1 restaurants.

2 MR. BUELTER: Okay.

3 MR. JAGGI: Because they do, you know, there
4 is -- there is a limited amount of parking. And one thing
5 trends over the years that we've talked about is, you
6 know, the more restaurants that fill up our shopping
7 centers, the more parking demand there is.

8 And so we're cognizant of that, but that is
9 something that we check. So I don't see that this is any
10 different. It just -- we had an additional requirement,
11 you know, that you have to provide a little more parking
12 when you have outdoor seating.

13 But I really look at outdoor seating, especially
14 how we're trying to approach it here, it's more seasonal.
15 It's not the same as interior, you know, year round space.
16 And I think it's just a way to help kind of promote --
17 promote that a little bit.

18 MR. BUELTER: Okay. Thank you.

19 MS. LABONTE: Have we gotten feedback from the
20 residents by Bread Co on how that's gone?

21 MR. JAGGI: So, we -- when the restaurant first
22 opened, we did get a couple comments. But we have not
23 received any since.

24 And you can see the multiple layers that are
25 here to protect the residents for these types of

1 restaurants that are adjacent to residential. And I'm not
2 even finished with the list, there's more, you know.

3 But I think we did initially, but it really died
4 down and we didn't get a lot of comments afterward.

5 MR. POTASHNICK: That was most expensive
6 drive-through restaurant ever installed in Creve Coeur or
7 probably in the region --

8 MR. JAGGI: Yeah.

9 MR. POTASHNICK: -- so.

10 MR. JAGGI: And I -- you know, I think that's a
11 question for the Commission too, is something that was
12 brought up at Council is, you know, even with all of these
13 requirements, you know, and we're -- we're trying to be
14 open and transparent with this, is, you know, at the end
15 of the day will -- you know, is that still going to be
16 acceptable to have a drive-through next to residential,
17 and I got some -- I have some pictures that I want to show
18 you of sites that would seem to be eligible candidates for
19 this just to kind of show you that.

20 So, I mean that's the expectation, is that, you
21 know, if these items are met, they should be in a
22 position, you know, unless there's something else going
23 on, you know, to -- they're meeting their requirements,
24 so.

25 But if we don't think that's a -- if we think

1 that's a problem, you know, now is the time, you know, we
2 could say, and I believe the City of Des Peres says that,
3 no drive-through restaurants or gas, you know, certain
4 uses, I think drive-throughs might be one of them where
5 they're not allowed adjacent to residential, so they're
6 just not allowed.

7 But this has a lot of layers to it, I don't know
8 that we're there yet to say that.

9 CHAIRMAN ROVAK: You had made a comment on
10 dropping the 400 -- 1400 square foot requirement --

11 MR. JAGGI: 2400.

12 CHAIRMAN ROVAK: -- and when you did, you --

13 MR. JAGGI: Yeah.

14 CHAIRMAN ROVAK: -- you said alongside of
15 because these are going to be in a strip center -- most
16 likely to be in a strip center. Was the rationale there
17 because it might be redundant, is that pretty much the
18 minimum that you see on a storefront in a -- in a strip
19 center or --

20 MR. JAGGI: I guess the way I see it --

21 CHAIRMAN ROVAK: -- is that different item?

22 MR. JAGGI: The way I see it is if you're only
23 allowed one, and it has to be behind -- behind the
24 stacking line and everything has to be behind it --

25 CHAIRMAN ROVAK: Uh-huh.

1 MR. JAGGI: -- but we're saying the
2 drive-through, the service window and things can be on the
3 side, but it has to be screened, I don't know why -- why
4 it's necessary to say you have to have a certain amount of
5 seating when it's a tenant space within a multi-tenant
6 building.

7 CHAIRMAN ROVAK: Okay.

8 MR. JAGGI: It doesn't seem to -- why do we care
9 if they have twenty seats in there? They can only have
10 one. I mean I think we're maybe trying to promote certain
11 types of restaurants.

12 CHAIRMAN ROVAK: Uh-huh.

13 MR. JAGGI: But, again, I'm not sure why -- I'm
14 not sure why --

15 CHAIRMAN ROVAK: Okay. I just --

16 MR. JAGGI: -- it would continue --

17 CHAIRMAN ROVAK: -- want to make sure I
18 understood the rationale --

19 MR. JAGGI: Yeah.

20 CHAIRMAN ROVAK: -- originally and of dropping
21 it.

22 MR. JAGGI: So you, you know, under that
23 scenario, you could have like an Imo's --

24 CHAIRMAN ROVAK: Uh-huh.

25 MR. JAGGI: -- be a tenant, you know, and they

1 typically don't have many indoor seats. They have some.

2 CHAIRMAN ROVAK: Right.

3 MR. JAGGI: But then that would be the one that
4 -- the one drive-through that's allowed for that -- for
5 that building --

6 CHAIRMAN ROVAK: Thank you.

7 MR. JAGGI: -- you know.

8 Okay. Moving on here.

9 So the drive-through order facility and service
10 window, and, again, just so everybody understands, order
11 facility is like the speaker and the menu board. That's
12 the order facility. The service window is, obviously,
13 where you pick up the food.

14 No change. It can't be any closer than 50 feet
15 from any residential use. No change there.

16 We have criteria for the stacking lane, which
17 equals about ten cars, that they have to show at least
18 that amount, and with an escape route. So if you're in
19 the -- in the queue, change your mind, something happens,
20 there's a way for you to get out of that queue, you're not
21 just locked in. Okay. So that would -- that would
22 still -- no changes there.

23 Stacking lane minimum of 50 feet to the nearest
24 point of the property line. I think that's, again, to try
25 to avoid conflicts with cars backing up on to a roadway;

1 that they need to be separated out from the property line.

2 No change to that.

3 And then this is a -- a more significant change
4 where this designated stacking lane cannot cross between
5 the building and the principal street frontage. That's
6 what it says now. I don't know that this is going to come
7 into play very much with the scenario where this is a
8 multi-tenant building and -- and it requires you --
9 requires the stacking lane to be behind it anyway. I
10 suppose it's possible. But I think, in general, we would
11 want to allow -- the change would be to be a little less
12 restrictive and to allow that to cross the building, the
13 stacking lane, not the facilities or the window, but the
14 lane that wraps around, that could cross the primary
15 street, but we would ask for additional landscaping, you
16 know, or berming or things like that to help screen some
17 of that from the street. So that -- that's a provision in
18 here.

19 These are other significant, again, significant
20 items that I don't know a lot of cities have, but we have
21 that and no changes are proposed where you have to have a
22 traffic study, so that's a traffic engineer has to submit
23 a report that demonstrates that the internal circulation
24 is sufficient for the proposed drive-through, and that
25 there will be no off-street impacts, or that those impacts

1 will be mitigated in some form or fashion. So that is
2 still a requirement there.

3 And then they're required to utilize automatic
4 volume control, so that, again, hopefully, cuts down on
5 the -- the idea of the speakers being too loud. No
6 change.

7 And then an acoustical study is required. That
8 would verify that the order facility and service window
9 will not produce sounds exceeding that decibel limit at
10 the property line for adjacent residential uses. So a lot
11 of protections are still in here, and they're not proposed
12 to change for these uses abutting residential.

13 But I think the central question, again, that I
14 want to make sure we talk about is even with this, you
15 know, would -- is there any reason that we would want to
16 just prohibit them adjacent to residential.

17 So just think about that a little bit, cause now
18 is the -- now is the time to look at some of this.

19 If there's no questions on the regulations, I
20 will just kind of show you -- now, please keep in mind
21 this is --

22 MR. POTASHNICK: Separate question.

23 MR. JAGGI: Yes, sir.

24 MR. POTASHNICK: What do you think the chances
25 of there being another drive-through restaurant in Creve

1 Coeur in the next five years with -- based upon --

2 MR. JAGGI: I would say there's a lot of
3 interest, and there are some sites that we have talked
4 about over the years that would seem to be decent
5 candidates for it.

6 MR. POTASHNICK: What sites would those be?

7 MR. JAGGI: I'll -- I'll show you some.

8 MR. POTASHNICK: Thank you.

9 MR. JAGGI: So this is -- this is the QT site,
10 as we all know, is in litigation. The -- I'm pointing
11 this out, is that, you know, if that does not move
12 forward, this would be a site that would be eligible for
13 one, okay, because it's got the frontage here, and it --
14 and it -- it's a development here, you know, you could --
15 there could potentially be one on the corner. I think it
16 would meet a lot of these requirements I've talked about.
17 So I wanted to show that.

18 This one is -- so I think this is -- this would
19 be more -- more feasible for this, for this type of use.
20 This is, technically, could have one, I think, but it's
21 not very practical.

22 And this is the shopping center. This is 270,
23 and it's just west of 270 on Olive. I think Cantor Law,
24 if you're familiar with that.

25 MR. POTASHNICK: Yes.

1 MR. JAGGI: There's a pizza place in here. That
2 bowl or strip building. It's adjacent to residential. It
3 has a -- I don't think that it's very practical, but
4 possibly, theoretically, this could maybe have one, but,
5 again, I don't think it's very practical.

6 This one here is -- so we have Tempo right here
7 and Olive. This is Cold Stone Creamery and Imo's is in
8 here. You know this building? Everybody familiar with
9 this? Okay.

10 You know, this would meet -- this would meet the
11 size requirements multi-tenant building where you could
12 potentially have one come in the back. Again, this would
13 require a lot of site modifications to have this. It
14 would knock out a lot of parking, but it's possible that
15 you could have it on this -- on this site here.

16 Now, this is attached residential. This is
17 multi-family back here, but our ordinance says adjacent
18 residential. It does not distinguish between multi-family
19 rental, single-family, it just says adjacent residential.
20 So they're all treated the same.

21 So that -- this is one that, again, is possible,
22 but would have to have a lot of site changes, and it may
23 have practical difficulty with it.

24 And then this is the -- the site here, which is
25 Shoppes at Questover. And, again, you have adjacent

1 residential in this little area here. I see a lot of
2 challenges from a practical standpoint with trying to put
3 in a drive-through, but this -- this would qualify with
4 meeting some of the minimum requirements in terms of
5 eligibility right here.

6 And, really, I looked today, this afternoon,
7 these are the sites that jump out to me, really, on the
8 ones that are adjacent to residential that could possibly
9 have one. But I think the key message here is that my
10 belief is that it's very limited, even with the proposed
11 changes, we wouldn't be able to have a proposal adjacent
12 to residential.

13 Now, I also want to be clear that it doesn't
14 prohibit a redevelopment that would have a building
15 meeting those requirements, and then the new restaurant
16 would come in as part of that, that's not built today. So
17 that, you know, this would apply under any scenario. They
18 don't have to just go into this building, they could build
19 something new, and then -- and then meet this requirement
20 and propose a conditional use in a new building with a
21 restaurant and drive-through as part of it.

22 So that's unknown. I don't have any --
23 nothing's pending for that adjacent residential.

24 I hope that helps give you at least a little bit
25 of an example. It's hard to tell you with 100 percent

1 certainty, yes, this could meet it, that can't. There's
2 just so many variables to be able to tell you that. But
3 at least this gives you a little bit of an idea of what
4 we're talking about in the scope of for adjacent to
5 residential.

6 And if there's no more questions, I'll keep
7 going.

8 MS. LABONTE: Yeah, I was --

9 CHAIRMAN ROVAK: Yes.

10 MS. LABONTE: -- there was an article in the
11 Wall Street Journal last month that I was going to send to
12 everybody, but it was about drive-throughs and
13 residential, and it was specifically talking about
14 Chick-fil-A, that just how long lines and long queuing
15 coming off into residential neighborhoods, and it's just
16 really not gone well, right, so I think the traffic study
17 or the queuing or -- is definitely something to work
18 through in residential --

19 MR. JAGGI: And I think --

20 MS. LABONTE: -- cause it's all over the place
21 problems for -- for them right now.

22 MR. JAGGI: Yeah, and I think this is -- this is
23 why we have that in there.

24 MS. LABONTE: Yeah.

25 MR. JAGGI: But, you know, I think there are

1 certain -- certain restaurant drive-through uses. This
2 doesn't, you know, it could be Burger King; it could be
3 Chick-fil-A, you know, we can't dictate that.

4 MS. LABONTE: Right.

5 MR. JAGGI: But, you know, we all know the ones
6 that are more problematic than others. The Burger King --

7 MS. LABONTE: Well --

8 MR. JAGGI: -- typically don't have the
9 problems, but the Chick-fil-As --

10 MS. LABONTE: Right. Right.

11 MR. JAGGI: -- and the Starbucks do.

12 MS. LABONTE: Based upon -- yeah --

13 MR. JAGGI: Uh-huh.

14 MS. LABONTE: -- have popularity.

15 MR. JAGGI: Right. I think Cane's -- I've seen
16 Canes around that are very busy as well.

17 MS. LABONTE: Yeah.

18 MR. JAGGI: So right now the chicken --
19 chicken --

20 MS. LABONTE: Yeah. Yeah.

21 MR. JAGGI: -- restaurants are pretty popular.

22 But, yeah, I mean, certainly, I think that's why
23 that's in there --

24 MS. LABONTE: Yeah.

25 MR. JAGGI: -- to try to understand that more.

1 I will say that the Chick-fil-As that I've been
2 to, they seem to manage them pretty well, but they get a
3 lot of volume, and -- and if we do have a Chick-fil-A
4 proposal, I think we're all going to be very attuned to.

5 MS. LABONTE: Yeah, I don't know any that are --
6 I mean all the ones that I go to are not by residential,
7 right, so --

8 MR. JAGGI: Right.

9 MS. LABONTE: -- I don't know. This was in --

10 MR. JAGGI: There was one in California that I
11 saw.

12 MS. LABONTE: Yeah, these were Santa Barbara --

13 MR. JAGGI: Yeah.

14 MS. LABONTE: -- that they were.

15 MR. JAGGI: And if that's the same one, I think
16 the city was taking action against it as a nuisance.

17 MS. LABONTE: Yes. Well, yeah, definitely the
18 residents.

19 But they're saying that Toledo, Ohio and
20 Beaumont, Texas also filed lawsuits over the mushrooming
21 drive-through queues --

22 MR. JAGGI: Okay.

23 MS. LABONTE: -- so.

24 MR. JAGGI: Yeah.

25 It'd be interesting to see what type of

1 regulations they have, if they're anywhere close to these.

2 MS. LABONTE: It would be interesting --

3 MR. JAGGI: Yeah.

4 MS. LABONTE: -- to look at that.

5 MR. JAGGI: And if you have that list, I will
6 certainly look into that.

7 MS. LABONTE: Yeah, I'll send you this article.

8 MR. JAGGI: Okay.

9 MS. LABONTE: I meant to send it when I saw it.

10 MR. JAGGI: Uh-huh.

11 MR. WANG: Jason --

12 MR. JAGGI: Yes.

13 MR. WANG: -- how about, years ago it was
14 rumored that, you know, where the Walgreens was, the
15 St. Vincent's, that that was -- I think that was
16 Chick-fil-A was -- how would that have been?

17 MR. JAGGI: There's a development called The
18 Ones. I don't know if that's the one you're thinking of
19 where there were like three separate individual
20 drive-through buildings. Never proposed for that site.
21 This is going back several years.

22 MR. WANG: Yeah.

23 MR. JAGGI: I believe that amendment in 2011
24 might have been --

25 MR. WANG: That was --

1 MR. JAGGI: -- associated with that.

2 MR. WANG: It was associated with that, yeah.

3 MR. JAGGI: That's -- that would not be allowed.

4 Okay.

5 Okay. Keep moving here.

6 So now we're going to switch gears, and we're
7 going to talk about these that are adjacent to
8 non-residential, and I think this is really the focus of
9 some of the changes, because we understand the protections
10 for residential, you know, that we don't want to loosen
11 that up very much because just a lot of the conflicts that
12 are inherent with that.

13 But this one, so what we have here is minimum
14 site size is different. It's for 3 acres, and it can be
15 one or more lots in a coordinated development with shared
16 access with two or more buildings, one of which has a
17 minimum building frontage of 200 feet, so that's the width
18 of the building. And the building shall be designed with
19 similar materials and design elements esthetically
20 complimentary to one another.

21 That is the existing regulation. What's -- the
22 amendment before you would propose to change that to say
23 two buildings, which would include the proposed
24 drive-through.

25 So, it's somewhat of an interpretation in terms

1 of how it's applied, but I think it needs to be clarified
2 because this has come up, oh, does that mean, you know,
3 you have to have two existing buildings, and then this
4 would be the third, or does this mean, no, the
5 drive-through would be the second building, and you only
6 have to have one.

7 This clarifies and says two buildings, and one
8 of those two would include the drive-through restaurant.
9 Okay. So that -- that's in the ordinance. And then it
10 has been simplified and reduced the minimum frontage
11 requirement for one of those buildings to be 150 feet in
12 width. And right now the code has some exemptions or
13 clarification where it says you can have an arcade; you
14 can have a pass-through; it just gets, I think, a little
15 overly complex.

16 And, in my mind, from a user standpoint and
17 conferring with folks, if we just simplify that and maybe
18 if we go with the 150, we shorten it, but we don't allow,
19 you know, 150. We're not going to go, oh, if you have a
20 passageway, or if there's an arcade, you know, 150 feet.
21 That's -- that's the standard.

22 And some of the reasoning behind this is that,
23 you know, drive-through restaurants, I think, are getting
24 a little smaller. I think that's the trend is they're
25 moving a little smaller, and I think this ordinance tries

1 to address that.

2 So, another thing that I would point out is we
3 can also look at a square footage requirement. So instead
4 of having a frontage requirement, we could say the
5 building has to be at least 5,000 square feet, and then
6 you can get one.

7 So there's just different units of measurement
8 on it. But I think what we have now is -- is it's 200
9 feet. It meets the one application that this was kind of
10 measured against, but it's not transferable to a lot of
11 other properties, and I've seen buildings that, you know,
12 not in Creve Coeur, but in other areas, that, you know,
13 they -- if there was a drive-through as part of that, it
14 wouldn't seem to be that -- that big of a difference, but.

15 So then the next thing here is the order
16 facility and service window cannot face the street unless
17 otherwise approved. What has changed here is that the
18 struggle was this, unless otherwise approved, so that's
19 very vague. Does that mean you can or you can't, or does
20 that mean, yes, you can, but then you have to do this, so
21 I think just to simplify it, we can just say, okay, you
22 can't have any of these things on the primary street, but
23 you can on secondary streets, and they have to be screened
24 and landscaped, just like the -- the -- the other one
25 adjacent to residential, so.

1 MS. LABONTE: And do we have defined somewhere,
2 really like really written down what a primary street is
3 versus secondary?

4 MR. JAGGI: We do. So the current ordinance
5 says principal frontage, so it has a similar theme on some
6 of the regulations. We do. There's a street
7 classification system that we have --

8 MS. LABONTE: Okay.

9 MR. JAGGI: -- that East/West Gateway utilized
10 in terms of arterial.

11 Our Comprehensive Plan also on part of the
12 street frontage plan lays out those streets as well. So
13 we do have that, but that's something that we can --

14 MS. LABONTE: Yeah, I think it might be
15 better --

16 MR. JAGGI: -- we can look at.

17 MS. LABONTE: -- just to be really --

18 MR. JAGGI: Yeah.

19 MS. LABONTE: -- very transparent about --

20 MR. JAGGI: Uh-huh.

21 MS. LABONTE: -- what it is.

22 MR. JAGGI: Yeah. We will -- we'll look at that
23 a little bit more (inaudible).

24 Moving on here. So then it says ordinance, now,
25 again, this is adjacent to non-residential, drive-through

1 restaurant to have pedestrian oriented landscape adjacent
2 to the building equal to 50 percent of the floor area of
3 the building. That is very specific. And that has been
4 changed to eliminate that specific percentage, but still
5 require landscaping and pedestrian oriented features, and
6 then we list examples of that. It's not inclusive, but
7 there could be others, but just to kind of illustrate the
8 point. That would include landscaping adjacent to the
9 building. It would also include outdoor seating areas and
10 pedestrian connections throughout the site.

11 So we're giving some examples of what that
12 actually entails. But if an applicant came before us and
13 said, well, I've got this, you know, that could be
14 considered as well.

15 But we moving away from that 50 percent hard
16 number because that doesn't give you a lot of flexibility,
17 and it's not easily transferable sometimes from sites to
18 sites. So that's how we modified that.

19 And then there's another provision that says if
20 a drive-through is freestanding provide 8-foot wide
21 planting strip on two sides of the building, that has been
22 eliminated because the feeling is it's already covered up
23 here, and we usually don't get that specific when we --
24 when we regulate site plans like that, so, that has been
25 eliminated.

1 Yes, sir.

2 CHAIRMAN ROVAK: You mentioned that -- well,
3 you -- you transitioned first to frontage, and then say we
4 might consider square foot?

5 MR. JAGGI: Yes.

6 CHAIRMAN ROVAK: But you said the applications
7 have been getting smaller, are we finding this because
8 they're tending away from certain amount of dine in, and
9 they're trying to really do just carry out and, you know,
10 maximize carry out and drive-through, and really minimize
11 their dine in?

12 MR. JAGGI: That's what we've seen. And that's
13 my understanding of the industry; how they're looking at
14 drive-throughs moving forward, is that when you have a
15 drive-through restaurant, they're emphasizing the
16 drive-through more than the in -- indoor dining.

17 I -- I would have concerns with us just
18 eliminating that because I've seen some other cities where
19 they're almost like little kiosks. They're almost
20 outbuildings that have a drive-through coffee shop or snow
21 cone or something, and I don't know that that's a
22 direction we want to move in. I think we still want, you
23 know, some minimum standards, but I don't -- I'm not so
24 sure our restaurant -- I think our restaurant sizes are a
25 little big for -- for -- for what the industry is moving

1 toward.

2 CHAIRMAN ROVAK: Okay. So we might want to
3 quantify it, but not let it fall --

4 MR. JAGGI: I think so. I think we want to try
5 to come up with a reasonable number, and to me, that's a
6 little bit less than what we have.

7 I wouldn't say go any lower than 1500 square
8 feet, and we can, certainly, do a little more research for
9 some newer projects that are around the area, and show you
10 this is what a 1500 square foot building looks like; this
11 is what a 2400, so forth.

12 So, we can look at that a little bit more. But
13 I do want to -- I do think this is something that's -- and
14 you can --

15 CHAIRMAN ROVAK: In play.

16 MR. JAGGI: In play, yes.

17 Speaking of which, what we have right now is
18 we've reduced that to 2,000 square feet, and I realized
19 when I was going through the presentation, for some reason
20 the attachment where the draft -- the draft regulations,
21 it -- it left out No. 5, so we will correct that and bring
22 that back --

23 CHAIRMAN ROVAK: Okay.

24 MR. JAGGI: -- and that's on packet -- packet
25 page 43, if you're following along, you can see how it

1 goes from 3 to 4, and it skips No. 5. This is -- this is
2 supposed to be No. 5, so we'll get that corrected.

3 But what proposes, again, reduce it a little
4 bit. And like we've discussed, I think that's something
5 that's in play.

6 We've also, again, tried to simplify this area
7 here when it comes to service areas that are included, but
8 not limited to trash receptacles, compacters,
9 transformers, outdoor cooking, refrigeration, utility
10 connections, and so forth, that they're -- the ordinance
11 says now they're required for such elements are to appear
12 as a part of the building as much as possible.

13 I think, you know, our main interest is that any
14 of these areas are screened, like we would any other use.
15 That we want trash enclosures screened, but they don't
16 have to be adjacent to the building. In fact, they're
17 usually not. But some of these cooking areas are, so a
18 lot of the times in these restaurants you'll see a -- out
19 the back door, you'll see like an enclosed area where they
20 have some of these things, refrigeration, so forth. But I
21 don't think we need to be that specific. We could just
22 look at that as a part of the site plan. Main thing is
23 they have them enclosed. And that can be reviewed with
24 the site plan.

25 Stacking lane. No change. Same as the other

1 requirement next to residential. 50 feet nearest the
2 property line, no change there.

3 The stacking lane, we are changing that and
4 softening it up to say that they can cross between the
5 principal building and -- or the -- between the building
6 and the principal street frontage.

7 We would allow that, but we would also, again,
8 require that to be screened. And I would point to the
9 Panda Express as an example of that regulation, had a lot
10 to do with the layout of that building where you --
11 there's no lanes on any of these streets, but it creates a
12 little bit of an odd site plan.

13 So, this we would allow it to cross over in
14 front of the street, but you have to screen. Again,
15 that -- this allows more flexibility for -- for site
16 design.

17 Okay. And then these same things that we talked
18 about earlier, all these also would apply to
19 drive-throughs that abut non-residential; traffic study,
20 automatic volume control and then acoustical study as
21 well.

22 Examples. This one becomes a lot more difficult
23 to -- to say, you know, what sites could this apply to
24 because there's -- there, again, there's a lot of
25 variables. But just to give you an idea of what sites,

1 you know, would be candidates for this, that are maybe
2 more stronger candidates than the residential.

3 So here we have Olive, and we have Tempo, we
4 looked at this one that was adjacent to residential, this
5 site, this is the TGI Fridays; this is the Westgate
6 Shoppes here; this is an outbuilding, it's a -- it's a
7 building with, you know, shopping center, multi-tenant,
8 you know, that Fridays could be demo'ed and a
9 drive-through restaurant would go in here. And this
10 would -- this would comply. So, as you can see, you would
11 have, just to illustrate this, you could have the
12 drive-through come around the stacking lane, could be in
13 front here, but your order windows could be here; menu
14 boards could be on this side, but we wouldn't want any of
15 that in the front, but we would allow the stacking lane to
16 cross Olive with landscape.

17 If we don't have that, you can kind of see how
18 we run into problems with our ordinance where you don't
19 have -- where you're not allowing any of these to cross
20 the street. It creates a very odd site layout and becomes
21 really difficult to even propose.

22 So, I think what I'm suggesting is kind of a
23 nice middle ground, and recognizes the need to protect the
24 esthetics and so forth, but then kind of allows some site
25 flexibility there.

1 This is the shopping center where we have Aldi,
2 and we just have the -- the outdoor deck for the Mexican
3 restaurant here.

4 So, if you may recall, we have a substation that
5 was -- they did a land swap, Ameren did, and that was part
6 of the owner of the shopping center. You know, this could
7 be subject to a drive-through. There's been interest in
8 that here. And that would qualify because it's -- it's a
9 development with shared access and this building would --
10 would meet that multi-tenant.

11 MR. POTASHNICK: Got a very nice sprinkling
12 system too.

13 MR. JAGGI: Yeah. Have you been hit by it? I
14 remember that.

15 So, anyway, this -- this, though, is a very
16 tight site. I mean this is tight to meet any
17 drive-through separate of our ordinance, this is a very
18 tight site to have that, but that could be a possibility.

19 And then the other one here is -- is this is
20 where we have the Starbucks, and there is the bank, office
21 building here. This has been subject to, you know, it is
22 prime for redevelopment. And this could be something that
23 could meet the ordinance, but this would be more of a -- a
24 redevelopment-type situation. But here's Craig and Office
25 Parkway. Pei Wei's right here. This site here.

1 Those are really -- I -- there's other sites out
2 there, I'm sure, but it becomes difficult to -- to say
3 exactly yes or no, you know, without a lot of analysis.

4 But, anyway, just a summary here, I'll conclude
5 my remarks.

6 Proposed revisions continue to be restrict those
7 uses throughout the city. We're just kind of targeting
8 specific areas.

9 I would like some discussion regarding the size
10 of buildings and frontage requirements. Again, the
11 industry trend is for smaller buildings.

12 And then I do think my recommendation would be
13 to continue this public hearing, as well as this item, to
14 the next meeting, so we can solicit some additional input.

15 And I did notify about nine commercial property
16 entities, folks that are developers or they own
17 significant property in the city, and I advised them of
18 this amendment. I heard back from one that said, thank
19 you, they'll look at it and they'll -- they might provide
20 some comments for the next meeting.

21 But we do probably want to solicit a little more
22 input from our commercial property owners as well.

23 And then any other direction to staff, we'd
24 certainly like to hear that this evening, and we'll be
25 prepared to bring that back to you at the next meeting.

1 That concludes my remarks and happy --

2 CHAIRMAN ROVAK: Thank you.

3 MR. JAGGI: -- to answer any questions.

4 CHAIRMAN ROVAK: I guess, first, before we would
5 call for a motion to continue, I'd like to see what
6 comments might still be floating around or questions.

7 Anybody?

8 Oh, we have a speaker card. Okay.

9 Oh, Linda Rezny. We know you, but you still
10 have to state --

11 LINDA REZNY: I'm sorry?

12 CHAIRMAN ROVAK: -- your name and address.

13 LINDA REZNY: Yeah. Okay.

14 So I appreciate your comment about checking back
15 with people after something has already happened, and but
16 what happened in that case is that you're measuring the
17 people who continued to complain. Nobody went back and
18 asked, right?

19 And having dealt with people on a lot of issues,
20 not just these, I get. I already told them. They didn't
21 listen. Why should I complain any more. Okay.

22 So that if you don't actually go back and ask
23 people if they're happy and what could be done better next
24 time, you're not going to find out. Okay. There might
25 still be some (inaudible) show again either.

1 So, and if you want to have a hearing, I suggest
2 you put it in the newsletter. Okay. That's why I'm the
3 only person here probably.

4 Okay. Now, was appalled to hear that this would
5 apply to the QT because that's my corner. Okay.

6 And --

7 CHAIRMAN ROVAK: I'm sorry to interrupt you.

8 What I said, and maybe it sounded like as a
9 remark in passing, but, for the record, will you -- Linda,
10 will you state your name and your address --

11 LINDA REZNY: Address. I'm sorry. I'm sorry.

12 CHAIRMAN ROVAK: -- so we can get it in the
13 record.

14 LINDA REZNY: I'm sorry. Linda Resny, 104
15 Graeser Acres.

16 CHAIRMAN ROVAK: Okay. Continue.

17 LINDA REZNY: Okay. Okay. Okay.

18 Now, are there any hours in this for how -- how
19 long? No hours. Okay.

20 Why should this be next to residential at all?
21 Okay. You -- you would get so much less pushback if you
22 just said you couldn't do that.

23 And always nobody does this. There should be a
24 trashcan when you leave.

25 CHAIRMAN ROVAK: Be a trashcan.

1 LINDA REZNY: When you pull out of this place,
2 there should be a trashcan. Okay.

3 CHAIRMAN ROVAK: Oh.

4 LINDA REZNY: And the stuff doesn't end up --
5 while they're driving down my street, they threw it out
6 the window. This is what happens. This is what happens.
7 I can tell you all the places that people in my -- who
8 drive through my neighborhood do.

9 The idea of the wrap around, I'm going to use my
10 phone. Okay. So you've got a long building here, and
11 the -- the street's on this side, okay, so the street's on
12 this side, and you have to be driving past the building to
13 do your pick up going in this direction, right. Okay. So
14 you're driving past the building in this direction, if the
15 drive-through window is over here and you've got 190 feet,
16 what keeps this lane from -- from -- people from blocking
17 the rest of the entrances to all of these stores? I
18 think -- I think something has to be worked out for that.

19 I understand when you've got, basically, a
20 freestanding place, okay, that's a different situation,
21 but I think you should write in that this -- this line
22 shouldn't loop around in front of the entrances to the
23 other stores. Okay.

24 And another general problem with sound, they do
25 the sound thing for -- they measure it at noon when it's

1 noisy, okay, and -- and all the other noises are mixing in
2 with the noises that are coming from the restaurant, but
3 when somebody's going through the drive-through on a
4 summer night at eight o'clock and they're making the same
5 amount of noise, then you actually hear it. And I think
6 that should be a consideration whenever you're doing sound
7 studies.

8 Okay. And, yeah, Jason talked about the number
9 of tables. If you really want to have a place that's just
10 a drive-through, then no tables. But if you really want
11 to have a restaurant, then you really need to put some
12 tables in it.

13 But just some general things. If this was being
14 driven by COVID, okay, maybe it's not, but if this was
15 being driven by COVID, a lot of the COVID stuff is over,
16 it's a little late to try to provide drive-up for real
17 restaurants when people wanted to come and pick up food.

18 And so I would propose that there's two
19 different kinds of restaurants, maybe there's more, but
20 there's the -- the little place that's got a lot of
21 volume. Okay. And then there's a place where they're
22 really selling food, and they're selling an experience.
23 They're selling a whole meal. They don't have that kind
24 of volume, but some people are willing to take the food
25 home. Okay. Like I might be willing to take the food

1 home. You notice I was wearing my mask. Okay. This is
2 still required at my house because it will kill my
3 husband. I do not go to restaurants. Okay.

4 So that's sort of the low volume place. And
5 might they be allowed to have a window where they can only
6 have three cars, and it would just be a place where you
7 handed out food. Okay. So you don't have to send an
8 employee running outside in the snow to hand them
9 something on the parking lot. If -- if COVID things are
10 still a problem.

11 Okay. So, this and -- and -- and let me
12 reiterate. Not by residential. Okay.

13 So the not -- they -- they don't do it by
14 residential, but they -- not by residential
15 drive-throughs, if you say that there should be a 150 foot
16 building, and another building, isn't that sort of pushing
17 to have these little freestanding things that I thought
18 you didn't want to have, but maybe you changed your mind,
19 because by saying they have to be two buildings, then all
20 you need is a 150 foot building, and then you can put in a
21 freestanding thing. Didn't think you wanted freestanding
22 thing.

23 And then I'm a little concerned that even more
24 sites will become available just by, oh, we can do it, we
25 can do it, let's -- it's going to be easier to do, let's

1 just collect some more acreage so we got 3 acres, or,
2 let's see, who here remembers the Mobile? Okay. Okay.
3 Gene is shaking his head. Okay.

4 So they redid the Mobile. The Mobile could not
5 put the -- the carwash. They couldn't make the end of the
6 carwash face residential. Okay. And then they wanted to
7 not make it face the road, so they turned it to face an
8 extra lot, they chose not to use that belonged to them.
9 So it's not facing residential even though the next
10 building is residential, they just left a lot, which was
11 theirs, but they left it there, and so now it's not facing
12 residential.

13 Could similar things be done where you
14 deliberately leave a little piece of land around your
15 development to make it so that even though the next thing
16 is residential, it -- it actually doesn't abut residential
17 because you've left -- you've left yourself a buffer?
18 Okay.

19 And Jason said that that depended on how big of
20 a lot you're required to have in that kind of a situation,
21 but I didn't make him explain to me.

22 And I asked him for possibilities and then I --
23 when I wrote it today, and he did that. Thank you.

24 So, yes, I think -- I think that covers my. But
25 the biggest thing would be all my neighbors would say

1 don't let QT turn into -- into a -- it's bad enough that
2 all of these people, if we had QT, would be coming all day
3 and all night getting gas, but it's going to be an actual
4 literal drive-through restaurant, that's -- that's --
5 that's not going to fly in my neighborhood.

6 Thank you.

7 CHAIRMAN ROVAK: Thank you.

8 Do we have any others who wish to speak?

9 MR. JAGGI: Doesn't look like anybody else would
10 like to speak, but if there's any questions, I'd be happy
11 to answer?

12 CHAIRMAN ROVAK: Any other questions, otherwise
13 ask for a motion to continue this.

14 MR. POTASHNICK: I move to continue.

15 CHAIRMAN ROVAK: Second?

16 MS. LABONTE: Second.

17 CHAIRMAN ROVAK: Okay. All in favor?

18 (All responded aye.)

19 Okay.

20 MR. JAGGI: Thank you.

21 MS. LABONTE: Thank you.

22 (The public hearing was continued at 7:11 p.m.)
23
24
25

1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)

4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning public hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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Jason Jaggi <jjaggi@crevecoeurmo.gov>

Panera on Ballas/ June 6th Hearing

1 message

Joe Flaherty <JFlaherty@cedarwoodd.com>
To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Thu, Jun 2, 2022 at 8:52 AM

Mr. Jaggi

I am sure you remember me and the address below. I am the home most immediately impacted by the drive-thru that Panera was allowed. There were some safe guards put in place to protect the neighborhood. The measures the city took haven't worked and then Panera came back after the drive thru was open to the board of adjustments and was successful in opening the drive thru at 6AM versus the mandated 7AM. I was never notified of this change to the ordinance but found out the hard way, being woken up by someone ordering bagels. The sound wall does nothing to stop the noise. The little area between the building and the wall emanate odor, heat and noise that is reverberated into my backyard. Panera still doesn't oblige the neighbors with early morning dumpster service and trucks delivering while its still dark outside. And now recently, employees are "hanging out" occasionally in the parking lot once Panera closes, playing music, talking and causing a nuisance.

I am not a big fan of the City protecting the interests of the tax paying citizens and the neighborhoods that make Creve Coeur such a great place to live. I still find it hard to believe that the increase in sales that Panera has from the drive thru has made much of an impact in tax revenue for the City.

I know there is a new P & Z discussions about proposed changes to the City's drive-thru regulations for June 6. I am a commercial developer and did the CVS here in the City so I have been a part of doing business in the City and developing responsibly. I feel that the core of the City is Olive Boulevard and that any and all drive thrus under consideration would have to be on Olive ONLY as that is your urban core in the city, carries the most traffic and likely is the most sought after areas for visitors and workers to our community looking for food service. I also feel that cross access to drive thru properties to neighboring properties would and should be mandatory so you can cut down the turning on and off of Olive which further slows traffic. Areas that border residential homes should not only be forced to build sound walls but should have to landscape with taller pine trees or arborvitae trees (maybe Thuja) as those are sustainable and not too expensive to have a green barrier as well as a sound barrier. Mistakes made by the City on the Panera should be considered in the new zoning changes (potential) and hours of operation and delivery should be considered.

Heck, I would even support 1 acre lots for drive thru with some responsible development. The city needs more business and historically it has been close to impossible to bring the fast food, quick service and drive thru food options to the City due to the strict rules around development. As I stated in my first paragraph, those were mistakes made by the City and to make those same mistakes on future development would be a shame for the City and its residents, learning by those mistakes made and adapting and holding developers accountable improves the lives of City residents and the overall quality of development moving forward.

I hope this is helpful and if you have any questions please feel free to reach out to me.

Joe Flaherty

The Cedarwood Companies

Director of Site Acquisition

6/2/22, 9:05 AM

Creve Coeur Mail - Panera on Ballas/ June 6th Hearing

[11921 Rocky Drive](#)

[St. Louis MO 63141](#)

330-696-8260 office

314-486-5167 cell

jflaherty@cedarwoodd.com



Jason Jaggi <jjaggi@crevecoeurmo.gov>

FW: Drive Through Dining

1 message

pdwilhelms@att.net <pdwilhelms@att.net>

Mon, Mar 21, 2022 at 8:41 AM

To: jjaggi@crevecoeurmo.gov, blmoore@crevecoeurmo.gov

Mr. Jaggi,

I thought this was an interesting article for the Creve Coeur Planning and Zoning to read. We all want Creve Coeur to be a vibrant safe city. This shows Creve Coeur may need to be more open to drive through establishments as the industry is heading in that direction. We could attract some more current "up and comers" to our city.

I am not a restaurant or food industry owner, just a citizen of Creve Coeur MO.

Drive-thru dining attracts more investment

"Anyone who doesn't have a drive-thru now, if that is not in their plans for the future, you likely won't be hearing about them for much longer." For Chris Lind, a senior VP of investments at Marcus & Millichap Inc., it's that simple.

The drive-thru concept [is one of the hottest real estate trends in the food-and-beverage world](#), with operators seeking ways to incorporate them into their business models and real estate investors clamoring for more. Yet, while they seem to be a win across-the-board, like most things in the post-Covid economy, it isn't that simple, writes *Phoenix Business Journal's* Brandon Brown.

- **National chains joining the space:** Chipotle Mexican Grill and Texas Roadhouse
- **Quotable:** "The investor pool has bought into this idea and the consensus is that it will not be a short-lived trend – it is going to be the way of the future," said Mark Ruble, executive managing director of investments at Marcus & Millichap.

4/12/22, 8:31 AM

Creve Coeur Mail - FW: Drive Through Dining

Pete & Debbie Wilhelms

[12950 Ambois Dr.](#)

[Creve Coeur MO 63141](#)

Home Account

pdwilhelms@att.net



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Decibels and drive thru

1 message

L R <lrezny@hotmail.com>

Fri, Jun 3, 2022 at 9:42 AM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, L R <lrezny@hotmail.com>

[Sending this so Commission gets it today.](#)

Drive thru regulations, acoustical study for locations abutting residential

"the order facility and service window will not produce sounds exceeding 60 dB as measured at any property line abutting residential"

Decibels increase exponentially

'A 10 db increase means 10 times louder, a 20 db increase means 100 times louder'

The impact of 60dB of conversation:

<https://decibelpro.app/blog/how-loud-is-60-db-compared-to-other-volumes/>

60 decibels is as loud as a normal conversation between two people sitting at a distance of about one meter (3 ¼ feet).....

How loud 60 decibels is also depends on how sensitive a person is to certain sounds.

For example, a 60 decibels sound level like the one you would find in an office can be considered normal. Or, it can cause annoyance, affect concentration, and raise blood pressure.

The reason for this is that some people are negatively affected by the fluctuating nature of certain sounds. Like the sound of people talking.

Second of all, hearing others talk can be very distracting. Even if we want to not focus on what they are saying, we cannot resist it because that's what we are programmed to do: to listen to others.

So, in this case, the 60 decibels sound level caused by people speaking to each other or on the phone can be considered loud by some."

So even if 60dB of conversation are not a blaring noise it gets your attention because it is conversation

This is the sound of conversation at your property line. Might that be where you are sitting on your patio?

How far away from your property line do you have to go to avoid that annoyance? Assuming the the rules have managed to keep the sound at this level.

There are other part of the rules that talk about measuring noise at noon, a noisy time by a retail strip. What is the impact of the noise during a quieter time, like after supper.

The rules even say the loud speakers should modulate according to the changes in surrounding sound; that might not modulate the voices from the car, who are talking over their engine and air/heater fan noises

Is reads well, but according to the neighbors abutting the drive thru at Ballas, they are hearing sounds they find annoying.

Hopefully they will write you or attend the meeting. This is what they told me

11921 Closest to windows Female owner VERY angry about noise, says they were not told the truth about the noise impact

11933 Can hear sounds from the drive thru, works changing schedule and not sure if he is off then. Says it is quieter than his old neighborhood where he heard gunfire: faint praise.

11939 Older gentleman hears noise from window especially in evening

11945 Older gentleman hears noise

next house does not abut the Ballas lot and has a raised berm for the parking lot of the Medical building behind them. Do not hear noises

Common Indoor and Outdoor Noise Levels

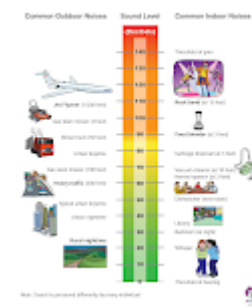


image.png
2358K



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #22-008: TEXT AMENDMENT TO CONDITIONAL USES, SECTION 405.470.A.14 FOOD SERVICES AND DRINKING PLACES WITH DRIVE- THROUGH SERVICES

FOR THE MEETING OF: Monday, May 16, 2022, 6:00 P.M.

LOCATION: MX, GC, CB, PO, PC, and LI Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, Planning Division, has submitted a text amendment application to consider amendments to the conditional use standards as provided by Section 405.470.A.14 Food Services and Drinking Places (NAICS 722). Specifically, the text amendment proposes changes to the conditional use standards for drive through restaurants with respect to site design, size of buildings, and operational aspects of these uses. The current regulations for drive-through restaurants were adopted by the City in 2014.

Text Amendments to the Zoning Ordinance require review and a public hearing by the Planning and Zoning Commission with final approval by the City Council.

ADDITIONAL INFORMATION: The Planning and Zoning Commission will conduct a Public Hearing on this request on Monday, May 16, 2022 prior to providing a recommendation to the City Council. Meetings are held at 6:00 P.M., in the Council Chambers of the Creve Coeur Government Center located at 300 North New Ballas Road. Additional information is available at the Government Center, Planning Division offices, and on the City's website at www.crevecoeurmo.gov under the Planning Projects page.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Jason W. Jaggi, AICP Director of Community Development

DATE: May 12, 2022

ATTACHMENTS: Existing drive-through ordinance, Section 405.470.A.14; proposed revisions to Section 405.470.A.14 drive through restaurants (May 5, 2022 Draft); April 22, 2022, City Council update memo and draft, February 3 and March 7, 2022, P&Z Work Session memos and drafts.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Creve Coeur 2030 References

- Chapter 3, Objectives and Strategies

Zoning Code References

- Section 405.470.A.14 Food Services and Drinking Places

BACKGROUND

The current drive through ordinance for restaurants was established in 2014 in association with a request for a drive through facility for St. Louis Bread Company at 447 North New Ballas Road. Prior this ordinance, the City required a conditional use permit with the provision that drive-through restaurants must be located on sites of at least 3-acres. The 3-acre site minimum appeared effective in limiting these uses as prior to current ordinance, only one drive through restaurant was operating in the City. In 2011, a text amendment request was considered that would lower the site size requirement for drive-through restaurants to 1-acre with a separation requirement of ½ miles between uses; however, this amendment did not make it all the way through the process.

The current ordinance is highly restrictive compared to many municipalities but has been effective in achieve the outcome desired by the City to limit these uses. Currently, there are three (3) drive throughs in Creve Coeur: McDonald's (11521 Olive Blvd.), St. Louis Bread Company (447 N. New Ballas Rd.), and Panda Express (10445 Olive Blvd.). In addition, a conditional use permit was approved in 2014 for a freestanding Jimmy Johns with a drive-through at 13140 Olive Boulevard; however, that restaurant was never built. Creve Coeur continues to be the subject of interest for additional drive through developments but many have difficulty meeting all of the requirements of the ordinance. More recently, the COVID-19 pandemic and the rise of contactless food service has helped to fuel interest in drive through developments not only in Creve Coeur but in many other cities nationally.

On December 6, 2021, a Joint Work Session with the Planning and Zoning Commission and the City Council was held to identify planning priorities for staff in 2022. There was general agreement to review the current drive-through ordinance to determine if changes need to be made. Following the December joint session, City staff held work sessions with the Planning and Zoning Commission on February 7, 2022 and March 7, 2022 to discuss possible revisions. In addition, on April 22nd, staff presented a summary of the revisions to the City Council for their review and input prior to the public hearing at the Planning and Zoning Commission. The staff memos and draft versions of the revisions associated with each of these meetings are attached for reference.

The proposed amendments seek to modify several areas of the current ordinance. After eight years since the adoption of this ordinance, staff believes that some of the requirements are unnecessarily specific, difficult to achieve, and, as a result, changes are needed. Based on prior discussions at the work sessions, the Planning and Zoning Commission and the City Council have expressed support for such a review. The proposed changes, as currently presented, maintain the structure of the regulations with different requirements for these uses that are adjacent to residential uses and those that are not. At this time, staff is not proposing a formal draft ordinance for a recommendation to City Council, as further discussion and additional public input is desired.

COMPREHENSIVE PLAN REVIEW

The Creve Coeur 2030 Comprehensive Plan does not specifically address drive through restaurants. However, the plan promotes and places an emphasis on pedestrian accessibility and walkability with a mix of uses and high-quality design (Strategies 1.1, 1.3 and 1.9, Page 45) while recognizing the need to be responsive to changing consumer preferences (Strategy 3.2, Page 47). The plan also emphasizes the need to mitigate the impact of non-residential uses such as lighting, noise and trash on adjacent residential uses (Strategy 2.7, Page 46) and to protect residential areas from negative encroachment non-residential uses (Strategy 2.9, Page 46). The plan organizes the City into several Placetypes with a vision and recommendations for each Placetype. This text amendment applies to a specific category of use which is conditionally permitted in nearly all of the City's non-residential zoning districts. As such, this review

does not specifically address each Placetype recommendation, however, it can be reasonably stated that drive-through restaurants, without regulation, would be counter to the overall vision and goals within the non-residential Placetypes. As such, the proposed text amendments continues to promote the desired form and character for these uses while providing the necessary regulations for consistency with the broader goals of the plan. These broader goals include protection of adjacent residential areas from commercial uses, high quality development, pedestrian accommodations, and visually attractive streetscapes.

PROPOSED AMENDMENTS TO THE ZONING CODE

The City regulates drive through-restaurants within Section 405.470.A.14 of the Zoning Ordinance. A conditional use permit is required for these uses in all commercial and light industrial zoning districts. The numerous conditional use standards that are required to be met are the focus of this review and suggested amendments. Other allowable drive through uses, such as drive through banks and pharmacies, are regulated separately and are not part of this review.

Existing Ordinance

The ordinance is split into two separate sets of requirements for lots that abut residential uses and lots that do not abut residential uses. For properties adjacent to residential, the drive through facility must be located within a multi-tenant building located to the side or rear and cannot be freestanding. Other restrictions include the location of the window and ordering facilities, the minimum size and number of seats of the establishment are also provided.

For properties not located adjacent to residential, the drive through facility must be located within a coordinated development that has at least two buildings and at least 3 acres combined and can be freestanding. Requirements specifying the location of the drive through window, stacking lane, minimum size and number of seats are provided.

Proposed Revisions

The redlined version of the changes is attached for review. As previously noted, the structure for separate requirements for drive throughs adjacent to residential and those that are not have been left in place.

Drive-through restaurants adjacent to residential uses

The prohibition for freestanding drive-through restaurants remains in place with only one drive through restaurant with the stacking lanes on the rear or side of a multi-tenant retail building with at least 200-feet of frontage. In addition, the requirement for a traffic study, automatic volume control for the order facility, and a noise study remain in place.

The following changes are summarized below:

- Prohibit drive through order facility and service window to be adjacent to a wall facing a primary street. Service windows and menu boards would not be allowed on any building frontage that faces a primary street (Olive Boulevard, Ballas Road, etc.). The current ordinance is vague on this subject as it does not allow an order facility or service window adjacent to any street but provides an exception for approval without any context.
- If adjacent to a street (as allowed above), the drive through facility and order window shall provide landscape screening to soften the appearance from the road.
- Remove the requirement that specifies a minimum size for the floor area of restaurants and minimum number of indoor seats. This has been changed to still require indoor seating for customers and to encourage outdoor dining, allow unenclosed outdoor seating areas to be exempt from providing additional off-street parking. The zoning ordinance currently requires 1 parking space per 8 outdoor seats. For the size of the restaurant, the specific limit of 2,400 square feet has been removed as it seems unnecessary given the requirement that drive through restaurants must be located within a multi-tenant building.

- Remove the prohibition against the stacking lane crossing between the building and principal street frontage. This has been changed to allow the stacking lane to be placed in such a manner but with landscaped screening provided.

Drive-through restaurants adjacent to non-residential uses

The proposed revisions for drive through restaurants that are not adjacent to residential uses are more extensive to allow greater flexibility while still maintaining appropriate standards. The requirement for a traffic study, automatic volume control for the order facility and a noise study remain in place.

The following changes are summarized below:

- The limit for one drive through restaurant remains within a coordinated development totaling 3 or more acres remains. The revisions clarify that a total of two buildings within the coordinated development must be present, and that the drive through restaurant qualifies as one of those two buildings. This provision maintains the prohibition of drive throughs on separate lots that are not part of a larger development. The minimum size of the building currently requires 200-feet of frontage. The proposed amendment lowers that to 150-feet. As an alternative, this provision could be eliminated or based upon a minimum square footage (such as 5,00 square feet) for greater flexibility.
- Drive through order facilities would be prohibited from being placed on the building facing a primary street but would be allowed adjacent to a secondary street with landscaping to soften the view from the roadway.
- The specific requirements for landscaping adjacent to the building at 50% of the building size within an 8-foot wide area has been eliminated. Instead, the revision still requires pedestrian oriented site and landscaping features with examples provided but without specific, pre-determined requirements.
- Unenclosed outdoor dining areas would not require additional off-street parking.
- The minimum size for the drive through restaurant, if freestanding, has been reduced from 2,500 square feet to 2,000 square feet to reflect current trends in the industry for smaller buildings. The provision for 55-indoor seats remains, but could be reduced or re-stated after further discussion.
- Allow service areas (trash enclosures, equipment, etc.) to be detached from the building but to still require screening.

SUMMARY AND NEXT STEPS

While these uses provide a convenience to the public, if not regulated appropriately, drive-through restaurants can have negative impacts on the City's commercial districts and adjacent residential areas. The submitted changes to the drive through ordinance have been developed in such a manner to achieve an acceptable balance that implements the broader goals of the comprehensive plan, that seeks to mitigate the negative impacts, but also recognizes the ultimate desirability to accommodate these uses as provided by the current ordinance.

The specific areas that staff would like to the Commission to discuss and provide further direction on the following:

- The suitability of drive throughs adjacent to residential uses. Staff received feedback from the City Council update at the meeting on April 22nd that the City should discuss prohibiting these uses altogether if located adjacent to residential and instead focus on other sites that do not have this condition.
- Reducing the minimum size of freestanding drive-through restaurants and minimum indoor seating. Based on staff observations of recent developments, the size of these establishments appears to be getting smaller.

Staff has provided the link to this meeting's agenda packet to several commercial property owners and the commercial real estate community in the City to advise them of these proposed changes; however additional time to review and solicit comments would be appropriate. At this time, staff recommends that the Commission review the proposed amendments at this meeting, take comments from the public, and provide direction for staff to address at a subsequent meeting. Based on the discussion at this meeting, staff will incorporate any suggested revisions and prepare a draft ordinance outlining all of the changes for review and action by the Commission at a future meeting.

MOTION

A sample motion to continue the application and public hearing to allow additional input is as follows:

"I move to continue the public hearing for the proposed text amendments to the Zoning Ordinance as discussed with Application #22-008, amending the conditional use standards for drive-through restaurants, to the meeting of June 6, 2022"

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.



city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

TEXT AMENDMENT APPLICATION

PLEASE COMPLETE FRONT AND BACK PAGES

Applicant:	Applicant's Representative (if applicable):
<i>Name</i> _____	<i>Name</i> _____
<i>Company (If Applicable)</i> _____	<i>Company (If Applicable)</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Address</i> _____	<i>Address</i> _____
<i>Telephone #</i> _____	<i>Telephone #</i> _____
<i>Fax #</i> _____	<i>Fax #</i> _____
<i>Email:</i> _____	<i>Email:</i> _____

Applicant's Status (Indicate one):

_____ City Official (Mayor, City Councilor, Planning Commissioner, Zoning Administrator)

_____ Private Party (Financial, contractual, or proprietary interest)

_____ Other Governmental Interest (Jurisdiction: _____)

The undersigned hereby requests to be placed on the Agenda for the Planning and Zoning Commission meeting at 6:30 P.M. on Monday, _____, 20____.

Applicant's Signature

Applicant's Representative's Signature

Date

Date

Description of Request (attach additional sheets as needed): _____

Affected Section(s) of the Zoning or Subdivision Code: _____

Proposed Ordinance Language (attach additional sheets as needed): _____

Office Use Only	
_____ Proposed Ordinance Language	Received By: _____
_____ Fees Paid	_____
_____ Written Justification	Date: _____

Proposed Revised Section 405.470.A Conditional Uses (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, ~~unless otherwise approved, and If adjacent to residential uses, the facility and service window~~ shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no minimum building size requirement; however, less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats and tables for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

~~(7) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above. The designated stacking lane shall not cross between the building and principal street frontage.~~

~~(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.~~

~~(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.~~

~~(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.~~

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:

~~(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least two hundred one hundred-fifty (200150) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.~~

~~(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.~~

~~(3) The drive-thru restaurant shall have pedestrian-oriented landscape adjacent to the building site features, equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site. Unenclosed outdoor seating areas shall not require additional off-street parking.~~

~~(4) If the drive-thru restaurant is freestanding, an eight foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.~~

~~(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,0500) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.~~

~~(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~

~~(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be~~

no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) ~~If t~~The designated stacking lane ~~shall not cross~~es between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.d.2 above.

(10) ~~A traffic study shall be submitted~~ by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.

Section 405.470.A

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

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b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

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(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved, and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns.

(3) The drive-thru restaurant shall have no less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) The designated stacking lane shall not cross between the building and principal street frontage.

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and

demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings, one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a street, unless otherwise approved.

(3) The drive-thru restaurant shall have pedestrian-oriented landscape adjacent to the building equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).

(4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand five hundred (2,500) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment and utility connections, must be fully enclosed. Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

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(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



city of **CREVE COEUR**

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MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: April 25, 2022

Subject: Drive Through Restaurant Ordinance Amendments Update

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Staff Memo to P&Z, March 1, 2022 and Draft Ordinance

Staff has discussed possible changes to the drive through ordinance with the Planning and Zoning Commission over the course of two meetings earlier this year, February 7th and March 7th. At the last meeting, the Commission directed staff to prepare the amendments for formal review and public hearing. The public hearing is being scheduled for May 16th.

Attached to this memo is the draft ordinance that was discussed with the Planning and Zoning Commission at the March 1st meeting a cover memo providing an explanation of the changes to the ordinance.

Prior to preparing the formal amendments, staff would like to review the draft with the City Council.

Council Update—April 22, 2022

(Packet Pages 183-184)

Adjacent to Residential Uses

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

- **NOTE: No freestanding drive throughs allowed. May need to look at the need for 200-foot building. Could be reduced.**

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, ~~unless otherwise approved, and if adjacent to residential uses, the facility and service window~~ shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

- **NOTE: Existing ordinance does not allow adjacent to any street, “unless otherwise approved”. Revision specifically allows them adjacent to secondary streets with landscaped screening from the street. Desire to allow adjacent to primary street?**

(3) The drive-thru restaurant shall have no ~~minimum building size requirement; however, less than two thousand four hundred (2,400) square feet of gross floor area~~ (area under roof) ~~and a minimum of fifty-five (55) indoor seats for customers shall be provided.~~ Seasonal outdoor seating is encouraged and, if provided, shall not require additional off-street parking.

- **NOTE: Remove the minimum restaurant size and number of indoor seats. Currently, 2,400 square feet and 55 indoor seats are required. Provision doesn’t seem relevant because drive through restaurants must be located within a multi-tenant building. The requirement for indoor seating has been retained without a specific number of seats provided. Seasonal outdoor seating is encouraged with no additional off-street parking required. Need to define seasonal outdoor dining (Covered or uncovered and unenclosed)**

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above. The designated stacking lane shall not cross between the building and principal street frontage.

- ***NOTE: Unlikely to occur given the requirement that it be located within a multi-tenant building.***

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

Adjacent to Non-Residential Uses

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

- ***NOTE: The requirement that drive through facilities must be located within coordinated developments, including shared access and complimentary design remains. The provision has been clarified that one other building in addition to the drive through building is required.***

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, unless otherwise approved. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

- ***NOTE: Drive through facilities and service windows cannot be located adjacent to a street, unless otherwise approved. The regulation has been revised to allow them adjacent to a secondary street but that they must be visually screened with landscaping. This will allow greater flexibility in the site design. Desire to allow adjacent to primary street?***

(3) The drive-thru restaurant shall have pedestrian-oriented ~~landscape adjacent to the building site features, equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).~~ These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site. Seasonal outdoor seating areas shall not require additional off-street parking.

- **NOTE:** *Pedestrian-oriented features are required for freestanding buildings. Examples of such features are now provided. Removed are specific percentages.*

~~(4) If the drive-thru restaurant is freestanding, an eight-foot-wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.~~

- **NOTE:** *Removed specific percentages for landscaping.*

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand ~~five-four~~ hundred (2,450) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

- **NOTE:** *Kept this in place but could be reduced to 2,000 +/- SF and also number of seats*

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment ~~and utility connections,~~ must be fully enclosed. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~

- **NOTE:** *Simplified to screen these components*

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) ~~If t~~The designated stacking lane ~~shall not cross~~ between the building and principal street frontage ~~it shall be screened in a manner consistent with Section 405.470.A.14.d.2 above.~~

(10) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

- **NOTE:** *Allows stacking lane to cross the primary street frontage but requires landscape screening.*

(11) The order facility shall utilize **automatic volume control** which adjusts outbound volume based on the outdoor ambient noise level.

(12) An **acoustical study** shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: March 1, 2022

Subject: **Drive Through Restaurants Code Amendments Work Session**

Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Meeting Date: March 7, 2022

Attachments: **Section 405.470.A Conditional Uses Food Services and Drinking Places**
Memo from 2-7-22 P&Z Work Session
3-7-22 Revised Section 405.470.A (Drive Through Ordinance)

Background

Staff presented suggested revisions to the drive through ordinance as a work session item at the February 7th meeting. Based upon that discussion, staff has made further refinements to the ordinance.

Proposed Revisions

The ordinance maintains the existing framework that establishes different regulations for drive through restaurants that are adjacent to residential uses and those that are not. The following are highlights of the proposed ordinance, including items that were revised since the last meeting and regulations that remain.

Adjacent to Residential Uses

- One drive through facility allowed within a multi-tenant retail building of at least 200-feet. No freestanding drive through facilities are allowed. This is not changed from the existing ordinance.
- Drive through order facility and service window cannot be located adjacent to a primary street but would be allowed adjacent to a secondary street. *This topic was discussed at the last meeting. Staff requests further direction on this provision.*
- If adjacent to a street, the order facility and service window is required to be screened from the right-of-way with landscaping.
- Remove the minimum restaurant size and number of indoor seats. Currently, 2,400 square feet and 55 indoor seats are required. In staff's view, this provision doesn't seem relevant because drive through restaurants must be located within a multi-tenant building. The requirement for indoor seating has been retained with a specific number of seats provided. Seasonal outdoor seating is encouraged with no additional off-street parking required.

- Stacking lanes cannot cross between the building and primary street frontage. This has been amended to remain in place. Given the requirement that drive throughs are only permitted within multi-tenant buildings, this should not be a concern.
- The existing requirements for a traffic study, acoustical study and automatic volume control for the order facility, and screening from residential uses remains in place.

Adjacent to Non-Residential Uses

- The requirement that drive through facilities must be located within coordinated developments, including shared access and complimentary design remains. The provision has been clarified that one other building in addition to the drive through building is required.
- Drive through facilities and service windows cannot be located adjacent to a primary street. The regulation has been revised to allow them adjacent to a secondary street but that they must be visually screened with landscaping. This will allow greater flexibility in the site design.
- Pedestrian-oriented features are required for freestanding buildings. Examples of such features are now provided. Removed are specific percentages.
- Kept the minimum seating and size of freestanding buildings as currently written: 2,400 square feet and 55 indoor seats. Added a provision that seasonal outdoor dining does not require additional parking.
- Allows stacking lane to cross the primary street frontage but requires landscape screening.

Staff will present this information to the Commission for discussion and feedback. The next steps would be to schedule a public hearing for formal review and comment of any zoning code changes.

Revised Section 405.470.A (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street., ~~unless otherwise approved, and~~ If adjacent to residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as approved by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no minimum building size requirement; however, less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers shall be provided. Seasonal outdoor seating is encouraged and, if provided, shall not require additional off-street parking.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(7) ~~If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above. The designated stacking lane shall not cross between the building and principal street frontage.~~

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:

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(3) The drive-thru restaurant shall have pedestrian-oriented ~~landscape adjacent to the buildingsite features. equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof).~~ These features shall include, but not be limited to, the following: landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site. Seasonal outdoor seating areas shall not require additional off-street parking.

~~(4) If the drive-thru restaurant is freestanding, an eight foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.~~

(5) If the drive-thru restaurant is freestanding, it shall have no less than two thousand ~~five~~ four hundred (2,450) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment ~~and utility connections,~~ must be fully enclosed. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

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~~(10) A traffic study shall be submitted~~ by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be

hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: February 3, 2022

Subject: **Drive Through Restaurants Code Amendments Work Session**

Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Meeting Date: February 7, 2022

Attachments: **Section 405.470.A Conditional Uses Food Services and Drinking Places**

Background

At the December 6, 2021 Joint Work Session with P&Z and City Council, the drive through ordinance was discussed and there was general agreement to review the current ordinance to determine if changes need to be made. The current drive through ordinance for restaurants was established in 2014 associated with a request for a drive through facility for St. Louis Bread Company at 447 North New Ballas Road. This ordinance found in Section 405.470.A requires a conditional use permit in all commercial and light industrial zoning districts. The regulations for drive throughs are attached for reference.

The current drive through ordinance is highly restrictive compared to other municipalities but has been effective in limiting the development of these uses in the City. Currently, there are three drive throughs in Creve Coeur: McDonald's, St. Louis Bread Company, and Panda Express. Creve Coeur continues to be the subject of interest for additional drive through developments but many have difficulty meeting the requirements of the ordinance. The Covid-19 pandemic and the rise of contactless food service has helped to fuel interest in drive through developments not only in Creve Coeur but in many other cities as well. While these uses provide a convenience to the public, if not regulated appropriately, they can have detrimental impacts on the City's commercial districts and adjacent residential areas.

Existing Ordinance

The ordinance is split into two separate sets of requirements for lots that abut residential and lots that do not abut residential. For properties adjacent to residential, the drive through facility must be located within a multi-tenant building located to the side or rear and cannot be freestanding. Other restrictions including the location of the window and ordering facilities, the minimum size and number of seats of the establishment are also provided.

For properties not located adjacent to residential, the drive through facility must be located within a coordinated development that has at least two buildings and at least 3 acres combined and can be freestanding. The location of the drive through window, stacking lane, minimum size and number of seats are provided.

Proposed Revisions

To begin the discussion, Staff has prepared draft revisions to the current ordinance. Adjustments have been made to several areas of the existing code; however, the overall restrictive nature of the code

remains in place. The structure for separate requirements for drive throughs adjacent to residential and those that are not have been left in place. The redlined version of the ordinance is attached for review.

Objectives

At the meeting, staff will review the existing ordinance and proposed changes with the Commission and provide illustrative examples of desirable and undesirable drive through developments. The Commission's goal in this work session is to review and understand the existing ordinance requirements and provide input on any desired changes—particularly those that may be viewed as “over-regulating”. As part of this review, it is important to keep in mind that specific regulations for these uses remains desirable. If not, a proliferation of drive throughs has the ability to change the character and promote less walkable commercial districts. On the other hand, with targeted regulations, the negative impacts associated with drive throughs can be minimized. Balancing the need to revise the drive through ordinance to remove unnecessary restrictions for drive throughs while also protecting residential areas, and controlling the negative aspects of these uses to provide the best overall development out of such a use is the objective.

Revised Section 405.470.A (Drive-thru Restaurant Ordinance)

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

[Ord. No. 5400 §2, 11-10-2014]

a. The acreage requirement does not apply to restaurants without drive-thru services within the "GC" District;

b. The acreage requirement does not apply to restaurants without drive-thru services in the "CB," "PO," "PC" and "LI" Districts that are located within a retail or office building, provided that such restaurants do not collectively occupy more than forty percent (40%) of the building square footage;

c. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, ~~unless otherwise approved, and~~ If adjacent to residential uses, the facility and service window shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of evergreen landscaping as required by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have no less than ~~two thousand four hundred one thousand five hundred (2,4001,500)~~ square feet of gross floor area (area under roof) ~~and a minimum of fifty-five (55)~~ with indoor seats for customers.

(4) The drive-thru order facility and service window shall be no less than fifty (50) feet from any property line of any residential use.

(5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

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(7) ~~If the designated stacking lane crosses between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.c.2 above. The designated stacking lane shall not cross between the building and principal street frontage.~~

(8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

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d. Drive-thru services on sites in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that only about non-residential uses are subject to the following:

(1) Drive-thru facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2) designated stacking lanes in a coordinated development located on one (1) or more lots totaling three (3) or more acres, with shared access and two (2) or more buildings (including the proposed drive-thru), one (1) of which shall have a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides). All buildings shall be designed with similar use of materials and design elements such that the buildings are aesthetically complementary to each other.

(2) The drive-thru order facility and service window shall only be on or adjacent to a wall not facing a primary street, ~~unless otherwise approved.~~ If adjacent to a street, the drive-thru order facility and service window shall provide visual screening in the form of evergreen landscaping as required by the Planning and Zoning Commission.

(3) The drive-thru restaurant shall have pedestrian-oriented ~~landscape adjacent to the building site features. equivalent in area to fifty percent (50%) of the gross floor area of the entire restaurant use (area under roof). These features shall include, but not be limited to, the following:~~ landscaped planting areas adjacent to the building, outdoor seating areas, and pedestrian connections throughout the site.

(4) ~~If the drive-thru restaurant is freestanding, an eight foot wide planted landscape strip shall be adjacent to at least two (2) other sides of the building, exclusive of the pedestrian area.~~

(5) If the drive-thru restaurant is freestanding, it shall have no less than one thousand five-hundred two thousand five hundred (2,500-5,000) square feet of gross floor area (area under roof) ~~and a minimum of fifty-five (55) with~~ indoor seats for customers.

(6) Any service areas, including, but not limited to, trash receptacles, compactors, transformers, outdoor cooking or refrigeration equipment ~~and utility connections,~~ must be fully enclosed. ~~Such enclosures shall appear as a part of the restaurant building to the maximum extent as found to be practicable by the City.~~

(7) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars], excluding the space being served by the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.

(8) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.

(9) ~~If t~~The designated stacking lane ~~shall not cross~~es between the building and principal street frontage it shall be screened in a manner consistent with Section 405.470.A.14.d.2 above.

~~(10) A traffic study shall be submitted~~ by the applicant that demonstrates, to the satisfaction of the City, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site on adjacent roadways.

(11) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

(12) An acoustical study shall be submitted demonstrating that the order facility and service windows will not increase ambient sound levels at the property lines above the average Monday to Friday midday level.

e. "Drive-thru" shall mean service to on-premises patrons who do not enter the restaurant/patio area, but rather receive service through a drive-up window.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

changing ordinance

1 message

William C Carr <wmccarr@earthlink.net>

Fri, Jun 17, 2022 at 3:05 PM

To: jjaggi@crevecoeurmo.gov

I understand that Creve Coeur is considering changing the requirement for drive up windows from 3 acre sites to 2 acres sites. This was done a few years ago for the St. Louis Bread Co. on Ballas. I'm one of the three residences (William Carr, 111939 Randy) adjacent to the drive up. Original, I didn't object to this variance, because I and my fellow neighbors were assured that the noise would not be a problem. Having lived with the drive up for several years now, I can say that the noise is noticeable even inside with the windows closed. The problem is not the size of the property, but how close the drive up is located to the adjacent properties. This should be addressed in any change to the current ordinance. Limiting the decibel level isn't useful, since people don't have a sense of what it actually means.

William Carr, 314-692-8700



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Noise Considerations in Creve Coeur

1 message

Brian Heberer <heberer.brian@gmail.com>

Fri, Jun 17, 2022 at 2:23 PM

To: jjaggi@crevecoeurmo.gov

I am the current resident at 11933 Randy Drive, Creve Coeur. Immediately behind my house, there are several businesses, including a drive-thru Saint Louis Bread Company. It has been brought to my attention that Creve Coeur is considering more developments/restaurants very close to residential areas, and I believe this could be very detrimental to the houses immediately surrounding the potential areas.

I am a healthcare worker, and I do not have the typical 9-5 job. I could be asleep at any time of the day, depending on which shift I work. The noises during the day (when I am trying to sleep) have woken me up several times. This would be equivalent to someone being woken up at 3AM due to loud noise. That person, of course, would not tolerate the loud noise. I assume that Creve Coeur has several residents that work in the healthcare field too. I sometimes can hear noises from the workers that park in the back of the businesses, and have heard several very loud arguments that individuals have over the phone behind the businesses. Trash trucks frequently wake me up too. If I work a shift until 2AM, and go to sleep around 3:30AM-4AM, having the noises of a trash truck at 9AM waking me up is quite unpleasant. If a person goes to sleep at 9PM, I am sure they would be unhappy to be woken up at 2AM by a loud noise. I have even heard honking of horns with people in the drive-thru lines, and car alarms go off.

I also recently cleared brush behind my house to extend the functional utility of my back yard. Clearing this brush allowed my back yard to be in full view of anyone going through the Bread Company drive-thru. I, therefore, had to spend several thousand dollars to install a privacy fence so my back yard would not be fully exposed. Putting businesses/restaurants close to houses could easily cause several residents to spend money on a privacy fence like I did.

I moved from the city to Creve Coeur to avoid the loud noises of the city, and unfortunately, it appears that the city noises have followed me to Creve Coeur. Individuals move to Creve Coeur for quiet, tranquil neighborhoods, and having businesses/restaurants very close to Creve Coeur houses should not be allowed.

Please feel free to contact me with any questions.

Brian Heberer



Jason Jaggi <jjaggi@crevecoeurmo.gov>

My major concern about the possible drive-thru restaurant at Sona lane and Deaver Lane

1 message

Xiong, Chengjie <chengjie@wustl.edu>

Fri, Jun 17, 2022 at 2:16 PM

To: "JJaggi@crevecoeurmo.gov" <JJaggi@crevecoeurmo.gov>

Dear Sir/Madam,

I am Mr. Chengjie Xiong, the owner of 15 Sona Lane, Creve Coeur. I have learned about the possible addition of a drive thru fast food or restaurant at Sona and Deaver entrance and exit, and would like to express my major concern about this possibility. My concern is primarily about its major negative effects to our residential neighborhood, and also the major negative effects to our property values. The neighborhood has been enjoying a long tradition of quiet and minimal traffic street, and any drive thru or restaurant at the entrance/exit would simply disrupt the life of all the citizens living in the area.

Hence, I would like to express my strongest objection to any change to Creve Coeur fast food Drive thru or restaurant regulations, specifically to any possible drive thru restaurants by any kind of residential, whether single or multifamily.

Respectfully,

Chengjie Xiong

Owner of 15 Sona Lane, Creve Coeur



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Plan for the future of food service

1 message

L R <lrezny@hotmail.com>

Fri, Jun 17, 2022 at 3:47 PM

To: Jason Jaggi <jjaggi@crevecoeurmo.gov>

Cc: L R <lrezny@hotmail.com>

I realized last night that Planning and Zoning is discussing how to regulate a dinosaur. It is time to discuss the future of food service: Ordering and even paying with an app on your phone, notification by phone when food is ready, drive to window and pick up order.

Ordering on the app **eliminates the order window**, that the neighbor annoying, noisy device. Notification by phone **eliminates the queue**, that waiting line of polluting, gas wasting, noise generating cars. The cars would now arrive at the pick-up window, in time, from afar, or from a waiting place in the lot. The waiting place would be away from the neighbors and the customers who chose to go in the restaurant. The **pick up window** will only need to accommodate **two cars**: the one picking up the current order and one for the person who had a problem with a previous order.

Many restaurants have a cumbersome pick-up service that involves employees walking out a door, in the weather, delivering to cars taking up prime parking spots or going among the cars on the lot. With your help many could add a window out of the weather and the lot traffic. It would be easier to do when there is only a queue of two.

You need to get information from forward looking people in the industry. In 3 min search on my phone last night, I found a service that will write your ordering app, with photos and prices, for pay by phone or on site. I am sure there is competition and evolving services in this field.

I also found advice on how to arrange your parking lot to facilitate pickup for the clumsier delivery outside of the store. I am sure others have advice on configuring a parking for a minimal queue pick up window.

Move into the future. Get advice from experts and share it with the existing and potential restaurants.

AND RESPECT ALL THE RESIDENTS. EVEN WITH THESE IMPROVEMENTS, A RESTAURANT THAT DOES DELIVERY GENERATES MORE TRAFFIC AND MORE STRANGERS INTO NEIGHBORHOODS, ESPECIALLY SIDE STREETS WHEN USED AS ENTRANCES AND EXITS.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Fast food Drive thru regulations - Please don't open residential areas

1 message

Praneedh Rajapaksha <praneedh@yahoo.com>

Fri, Jun 17, 2022 at 8:11 AM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>

Hi Jason

This is related to changing the regulations for fast-food restaurants in single-family and multi-family neighborhoods. The hearing is on June 20 at 6 PM, at Creve Coeur Government Center.

We like to develop the businesses in the business areas but do not want to add difficulties to the existing residential areas.

1. Adding a drive-through brings a noisy neighborhood, especially for homes adjacent to restaurants. If they operate at night time, the residents will hear the vehicle sound and speaker and window counter-voice, further making disturbed sleep and studies.
2. More vehicles entering the roads will make it busy throughout the day.
3. Making strangers come into the neighborhood brings a security risk to the residents down on the road.
3. Kids will be standing at the entrance of the road waiting for the school bus. This makes safety issues for them due to frequent strangers driving into the road.
4. Stingers and vehicles on the road bring a security risk to children, the elderly, and babysitters who take exercise walks and cycle after school and on weekends on the road.

Therefore I strongly recommend the following,

>>No drive thru restaurants by any kind of residential, whether single or multifamily.

>>At the very least, far stronger protections for by all residential, like a 3 acre minimum and real sound protection.

>>Many of the changes will lead to undesirable proliferation of drive thru including stand alone drive thrus and such changes should be removed

>>No entrance or exit on Sona

Thanks,

Praneedh

Resident of Sona lane.



Jason Jaggi <jjaggi@crevecoeurmo.gov>

No drive-through restaurants/food service abutting residential

1 message

Pam E Wehmueller <wehmueller@sbcglobal.net>

Mon, Jun 20, 2022 at 3:21 PM

To: "JJaggi@crevecoeurmo.gov" <JJaggi@crevecoeurmo.gov>

Please...No drive-through restaurants abutting residential property.

Drive-through anything creates more noise, pollution and trash (odor, blowing trash under and over fencing AND dumpster divers).

Sound easily goes over or through fencing – and deflects over more solid materials.

As current abutters to commercial properties, we have already had to invest thousands of dollars in fencing and landscaping material in an attempt to mitigate noise and provide privacy ... with less than ideal effect.

We appreciation your consideration.

Pam & Bob Wehmueller

Sent from Mail for Windows



Jason Jaggi <jjaggi@crevecoeurmo.gov>

Impact of St Louis Bread Company on residents

1 message

L R <lrezny@hotmail.com>

Mon, Jun 20, 2022 at 4:35 PM

To: "jjaggi@crevecoeurmo.gov" <jjaggi@crevecoeurmo.gov>, L R <lrezny@hotmail.com>

Please excuse any CAPS. I am not shouting. My tablet has no provision for the usual markers for emphasis like bold.

Impact of St Louis Bread Company on residents

Hours

St Louis Bread Company in Balmoral Plaza is open 6am to 9 pm seven days a week. These are the extended hours granted after 2014 and several residents volunteered that they noticed and do not appreciate the extended hours

Measuring

There are four houses sharing a property line with Balmoral Plaza.

The St Louis County Property Map has a feature to roughly measure distance and area; it was used to produce the data below.

The Houses

Starting from the house closest to the pick up window for the St Louis Bread Company, there is 11921 Rocky Dr, Angelika Crowe's house. She is livid and says they were lied to about the impact. She shares the house with son-in law Mr Flaherty, who has written Planning and Zoning about the noise and other problems earlier

The property line is about 65 ft from the pick up window and his house is less than 90 ft. NO WONDER HE IS HEARING VOICES. The sound wall on the St Louis bread lot can not to stop noise since the house is on a slope above the parking lot.. The Dumpsters are about 15 ft from his property line, 35ft from his patio and 65 ft from his house. MAYBE CREVE COEUR NEEDS TO REGULATE DISTANCE FOR DUMSTERS SINCE THE GARBAGE COMPANY DOES NOT KEEP THE HOURS PROSCRIBED.

The next house , 11933 Randy Dr. was purchased since the drive thru was built. The resident is a medical professional with different shift assignments He may write you. He said at least it is quieter than his previous residence in the City where he heard gun fire. He has installed a vinyl fence in the rear, but that will not stop noise. The dumpsters are 20- 25 ft from his property line, less than 80 ft from his patio and about 85 ft from his house. EVEN If THE DUMPSTER COLLECTION FOLLOWED THE RULES FOR PICK UP, GIVEN HIS SCHEDULE, HE IS PROBABLY TRYING TO SLEEPING WHEN THEY ARE EMPTIED

William Carr is the resident at 11937 Randy Dr, the third house. The southern end of his property is about 75 ft from the building. He likes to sit in the back of his house, but CAN HEAR THE VOICES FROM THE ORDER AREA OVER 225 FT AWAY, INSIDE HIS DEN WITH THE WINDOWS CLOSED The masonry sound wall that fails to protect Mr Flaherty does not extend down to Mr Carr Mr Carr is a retired engineer and has has written you, including a comment on decibels. HE WONDERES ALOUD, WHY YOU PUT THE DRIVE THRU NEXT TO HIS HOUSE INSTEAD OF ON THE OTHER SIDE OF THE BUILDING IN THE PARKING LOT. I told him PnZ does not like the aesthetics of a queue along the main street. He says he does not appreciate the aesthetics of it in his back yard.

Wanting to be honest, I have to change a previous statement. The Dr. Eggleston lives in the fourth house at 11945 Randy is angled away from Balmoral Plaza and only shares 10 or 15 ft with Balmoral .Linda Rezny previously report that he heard noise from St Louis Bread. On further questioning that was not the case. The resident hears voices, but they are coming from the speakers on a lot owned by a car dealership on Olive and from the DeSmet athletic field. Sound is a funny thing. It seems the regulation of those distant sounds is worse than for the drive thru. Luckily those noises are not as frequent as the noise others are hearing from St Louis Bread.

Trash

Some years ago I heard complaints about trash and food in the lawn from the resident whose property runs down the south side of Rocky. I have not been able to contact the current residents.

Traffic

Balmoral plaza has special problem in that customers regularly miss the entrance and turn in a Rocky. They proceed up the hill to turn around in a residents drive way, or make a U turn in the middle of the street.. This problem is analogous to

the problem on any side street by retail, especially those that have an entrance or exit on to the side street, and especially if the use creates volume. the way a drive thru will.

Dissatisfaction

I have heard people in PnZ say that residents always complain about the same things, but after the development is done, they stop complaining. The implication is that the residents were OK with the situation after it was built.. It is obviously not the case for the St Louis Bread Company drive thru.

THE HOURS, THE VOICES FROM THE DRIVE THRU, THE DUMPSTERS, THE QUEUE BY THE HOUSES, THE TRASH, THE TRAFFIC IN THE NEIGHBORHOOD, ARE ALL A BURDEN ON THE RESIDENTS DESPITE CREVE COEUR'S ATTEMPT TO PROTECT THEM WITH REGULATIONS.

SOLUTION; NO, NO,NO DRIVE THRUS BY ANY KIND OF RESIDENTIAL

**AN ORDINANCE AMENDING SECTION 405.470, CONDITIONAL USES OF THE CREVE
COEUR ZONING ORDINANCE TO AMEND THE CONDITIONAL USE STANDARDS FOR
FOOD SERVICES AND DRINKING PLACES WHICH INCLUDE DRIVE THROUGH
SERVICES AND ABUT CERTAIN RESIDENTIAL USES**

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to amend Section 405.470(14) Conditional Uses, of the Creve Coeur Zoning Ordinance to revise the standards for drive-through restaurant services; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations of the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, May 18, 2022 and continuing on Monday June 6, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 6-0 recommended approval of the subject amendments at its meeting on Monday, June 20, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Subsection d of Section 405.470.A. Conditional Uses of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances is hereby amended as follows:

14. Food services and drinking places — (NA/CS 722). Shall be located on sites of not less than two (2) acres with the following exceptions and conditions:

~~ed.~~ Drive-through services on sites located on one (1) or more lots totaling less than ten (10) acres in the "MX," "GC," "CB," "PO," "PC," and "LI" Districts that abut single family residential uses are subject to the following:

- (1) Drive-through facilities shall be limited to one (1) restaurant with no more than two (2) service windows, two (2) order facilities and two (2)

designated stacking lanes which shall all be located on the rear or one (1) end of a multi-tenant retail building having a continuous structure frontage of at least two hundred (200) feet. Such frontage may include one (1) passageway or arcade (not open on the sides).

- (2) The drive-through order facility and service window shall only be on or adjacent to a wall not facing ~~a the primary street frontage, unless otherwise approved.~~ If adjacent to single family residential uses, the facility and service window and shall be completely screened from the ground-floor level of adjacent residences with a property line wholly or partially within two hundred (200) feet of either the order facility or the service window by means of a solid barrier or topographic change. Vegetation cannot be used to meet this requirement but may be needed to address aesthetic concerns. If adjacent to a non-primary street, the drive-thru order facility and service window shall provide visual screening in the form of dense landscaping as deemed appropriate by the City Council.
- (3) The drive-thru restaurant shall have no ~~minimum size requirement; less than two thousand four hundred (2,400) square feet of gross floor area (area under roof) and a minimum of fifty-five (55) indoor~~ however, indoor seats for customers shall be provided. Unenclosed outdoor seating areas shall not require additional off-street parking.
- (4) The drive-thru order facility and service window shall be no less than ~~one-~~ hundred fifty (150) feet from any property line of any single family residential use.
- (5) The designated stacking lane shall be no less than one-hundred ninety (190) feet long [approximately ten (10) cars] excluding the space ~~being served by adjoining the service~~ the window, which shall be no less than nine (9) feet wide by nineteen (19) feet long. ~~The lane shall, at a minimum, provide for vehicular escape prior to the point of the facility order board, which escape route can be shared with the general parking lot circulation.~~
- (6) The entrance to the designated stacking lane shall be no less than fifty (50) feet from the nearest point on the property line across the nearest vehicular entrance.
- (7) The designated stacking lane shall not cross between the building and ~~principal~~ primary street frontage.
- (8) A traffic study shall be submitted by the applicant that demonstrates, to the satisfaction of the City Council, that the required drive-thru facilities shall not interfere with site circulation or be hazardous to motorists or pedestrians entering, exiting or passing by the site.
- (9) The order facility shall utilize automatic volume control which adjusts outbound volume based on the outdoor ambient noise level.

- (10) An acoustical study shall be submitted demonstrating that the order facility and service windows will not produce sounds exceeding sixty (60) dB as measured at any property line abutting a residential use, up to a height of eight (8) feet above ground at the property line and demonstrating that the order facility and service windows will not increase ambient sound levels at other property lines above the average Monday to Friday midday level.

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



MEMO TO CITY ADMINISTRATOR AND CITY COUNCIL

Meeting Date: October 10, 2022

Subject: Drive-Through Restaurant Ordinance Amendments—Substitute Bills

Memo Prepared by: Jason W. Jaggi, AICP, Director of Community Development

Attachments: Substitute Bills 6018A and 6018B

Following the direction given by the City Council at the September 26th meeting, staff has split the former bill into two substitute bills, 6018A and 6018B based on adjacency to residential. It proved difficult to completely separate the two bills as there are overlapping provisions that must be accounted for. The changes to the two bills are described below.

Substitute Bill 6018A

This bill contains only the amendments that pertain to the standards for drive-throughs that do not abut single family residential uses with a few exceptions:

- The reference to sites on one or more lots that are less than 10 acres has been added to the abutting residential subsection for consistency
- Single family has been added to the abutting residential subsection for consistency.
- Increased the minimum distance of a drive-through facility from abutting single family residential from 50-feet to 150-feet based on prior Council discussion.

The remaining portions of this bill include all of the proposed changes as discussed previously throughout the rest of the ordinance, particularly for not abutting residential. The amendments include providing a definition for “abutting” and exempting sites that total 10 or more acres when adjacent to single family residential with a minimum distance separation of 150-feet.

Substitute Bill 6018B

This bill contains all of the prior proposed revisions that apply to drive-throughs that abut single family residential uses and also corresponds with Substitute Bill 6018A. Should the Council determine the proposed revisions to the standards for drive throughs when adjacent to single family residential are not acceptable, staff would recommend that this bill (Substitute Bill 6018B) be deferred for further review and study.

Multi-Family Uses

If the City Council determines that provisions should be added to address separation between drive throughs and multi-family buildings, then staff recommends the following additional amendment:

“or within fifty (50) feet of any multi-family residential use located in any zoning district other than the “CB” District.”

This amendment would need to be inserted in the following locations within the two bills:

- Towards the end of the introductory clause of 405.470.d, after “single-family residential uses”
- In 405.470.d(4) after “single family residential use”
- In the introductory clause of 405.470.e, after both references to “single family residential uses”
- In subsection 405.470.e(2), after “single family residential use”

This additional amendment would not impose any minimum distance requirements for multi-family uses within the CB Zoning District, recognizing that these forms of residential uses are integrated with a broad range of commercial uses in the city’s most intensive zoning district. However, it would strike a balance by imposing a minimum standard for multi-family uses in adjacent areas that are not zoned CB.

Conclusion

Staff will present these two substitute bills at the meeting and outline the changes to the Council and will be available to answer any questions.



NOMINATING PETITION

PURSUANT TO SECTION 10.2 OF THE CHARTER OF THE CITY OF CREVE COEUR, WE, THE UNDERSIGNED PETITIONERS, BEING REGISTERED AND QUALIFIED VOTERS OF WARD _____ OF THE CITY OF CREVE COEUR, AND ENTITLED TO VOTE FOR CANDIDATES FOR COUNCIL MEMBER OF SAID WARD, DO HEREBY NOMINATE _____ FOR THE OFFICE OF COUNCIL MEMBER OF WARD _____, FOR A TERM OF TWO YEARS AND RESPECTFULLY REQUEST THAT SUCH PERSON'S NAME BE INCLUDED ON THE BALLOT FOR SAID OFFICE FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, **APRIL 4, 2023**.

NOTICE TO SIGNERS: Please sign in ink or indelible pencil.

<u>NAME (SIGNATURE)</u> <u>SIGNED</u>	<u>NAME PRINTED</u>	<u>REGISTERED</u> <u>VOTING ADDRESS</u>	<u>DATE</u>
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NOMINATING PETITION

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40. _____	_____	_____	_____
41. _____	_____	_____	_____
42. _____	_____	_____	_____
43. _____	_____	_____	_____
44. _____	_____	_____	_____
45. _____	_____	_____	_____
46. _____	_____	_____	_____
47. _____	_____	_____	_____
48. _____	_____	_____	_____
49. _____	_____	_____	_____
50. _____	_____	_____	_____
51. _____	_____	_____	_____
52. _____	_____	_____	_____
53. _____	_____	_____	_____
54. _____	_____	_____	_____
55. _____	_____	_____	_____

Note: City Charter requires the signature of not less than 50 registered qualified voters of the ward. Additional signature spaces are provided as a convenience. Candidates must determine for themselves how many signatures to obtain to avoid missing the required minimum due to potential for unqualified signatures.



**CITY OF CREVE COEUR
ACCEPTANCE OF NOMINATION**

NO. _____

Date/Time Received _____

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

I, _____ BEING DULY SWORN, STATE UPON MY OATH ON THE DATE SET FORTH BELOW THAT I RESIDE AT _____, CITY OF CREVE COEUR, COUNTY OF ST. LOUIS, STATE OF MISSOURI, THAT I AM A QUALIFIED VOTER THEREIN, THAT I ACCEPT NOMINATION AND AM A CANDIDATE FOR THE ELECTION OF COUNCIL MEMBER, WARD _____ FOR FULL TWO-YEAR TERM, TO BE VOTED UPON AT THE GENERAL ELECTION TO BE HELD ON TUESDAY, APRIL 4, 2023, THAT I SHALL HAVE RESIDED IN THE CITY OF CREVE COEUR FOR AT LEAST ONE YEAR AS OF THE DATE OF THE ELECTION AND WILL BE A RESIDENT OF THE AFORESAID CITY AND WARD AT THAT TIME, THAT I HAVE FILED ALL REQUIRED CAMPAIGN DISCLOSURE REPORTS FOR ALL PRIOR ELECTIONS AND PAID ALL FEES ASSESSED BY THE MISSOURI ETHICS COMMISSION, AND THAT I AM OTHERWISE ELIGIBLE FOR SAID OFFICE AND WILL REMAIN SO THROUGH THE ELECTION DATE (OR WILL DISCLOSE OTHERWISE).

I HEREBY REQUEST THAT MY NAME AS FOLLOWS _____ BE PRINTED UPON THE OFFICIAL BALLOT FOR ELECTION BY GENERAL ELECTION AS A CANDIDATE FOR THE OFFICE OF COUNCIL MEMBER. WARD _____ FOR THE TERM INDICATED ABOVE AND STATE THAT I WILL SERVE AS SUCH OFFICER, IF ELECTED.

IN FILING FOR PUBLIC OFFICE, I SWEAR AND AFFIRM THAT I WILL UPHOLD AND DEFEND THE CONSTITUTION AND LAWS OF THE UNITED STATES, THE CONSTITUTION AND LAWS OF THE STATE OF MISSOURI AND THE CHARTER AND ORDINANCES OF THE CITY OF CREVE COEUR, MISSOURI.

DATE: _____

TIME: _____

SIGNATURE OF CANDIDATE

Address: _____

Email: _____

Telephone: _____

ATTEST:

KELLIE HENKE
CITY CLERK

NOTE: CANDIDATES ARE NOW REQUIRED TO SUBMIT AN AFFIDAVIT REGARDING PAYMENT OF TAXES TO THE MISSOURI DEPARTMENT OF REVENUE UNDER SECTION 115.306 RSMO. WHILE THE LAW IS UNCLEAR, OUT OF AN ABUNDANCE OF CAUTION CANDIDATES MAY WANT TO FILE A COPY OF THAT AFFIDAVIT WITH THEIR ACCEPTANCE OF NOMINATION.

AN ORDINANCE FOR THE HOLDING OF A GENERAL ELECTION IN THE CITY OF CREVE COEUR, MISSOURI, ON THE 4TH DAY OF APRIL, 2023, FOR THE ELECTION OF ONE COUNCIL MEMBER FROM EACH OF THE FOUR WARDS, EACH FOR A FULL TWO-YEAR TERM, AND FOR THE CONDUCT OF SAID ELECTION BY THE BOARD OF ELECTIONS OF ST. LOUIS COUNTY, MISSOURI, AND FOR OTHER MATTERS RELATING AND PERTAINING TO SUCH ELECTION.

WHEREAS, pursuant to the City Charter an election must be held in April 2023 to elect one council member for each of the four wards of the City, each to serve a full two-year term; and

WHEREAS, application procedures regarding such election need to be established;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

SECTION 1: Pursuant to applicable law, a general municipal election shall be held in the City of Creve Coeur, Missouri on the 4th day of April, 2023, for the election of one council member from the first ward for a full two-year term, one council member from the second ward for a full two-year term, one council member from the third ward for a full two-year term, and one council member from the fourth ward for a full two-year term.

SECTION 2: The general municipal election shall be conducted by the Board of Elections of St. Louis County, Missouri pursuant to the applicable statutes of Missouri and the regulations of said Board of Elections for the conduct of municipal elections.

SECTION 3: Nominating petitions and acceptances of nomination shall be filed with the City Clerk of the City of Creve Coeur after the passage and approval of this ordinance beginning at 8:00 a.m. on December 6, 2022 and continuing through December 27, 2022, at 5:00 p.m. The City Clerk shall record the date and time of each filing. Names shall be placed on the ballot and election notice in order of filing for respective offices as provided in section 10.3 of the city charter. Filings shall be accepted on a first-come, first-served, walk-in basis when the City Clerk is available at the reception desk in the main lobby, upper level of the Creve Coeur Government Center, 300 North New Ballas Road. All candidates must provide proof of identity to the City Clerk.

SECTION 4: Notwithstanding the foregoing, in the case of candidates who deliver their nominating petitions and acceptances of nomination to the City Clerk prior to 5:00 p.m. on the first day for filing, the City Clerk shall determine by random drawing the order in which such declarations shall be deemed to have been filed. Any such drawing shall be conducted so that each candidate may draw a number at random at the time of delivery of the petition and acceptance. The City Clerk shall record the number drawn with the candidate's petition and acceptance. If such drawing is conducted, the names of the candidates filing on the first day of filing for each office on each ballot shall be listed in ascending order of the numbers so drawn.

SECTION 5: Candidates filing for office shall present themselves at the reception desk in the main lobby, upper level of the Creve Coeur Government Center, 300 North New Ballas Road to sign a sworn acceptance of nomination before the City Clerk. A filing shall not be accepted without such sworn acceptance.

BILL NO. 6034

ORDINANCE NO. _____

SECTION 6: The City Clerk shall determine the sufficiency of each submittal as provided in Section 10.2(c) of the City Charter but shall not investigate the qualifications of any candidate.

SECTION 7: Notice of said general municipal election shall be published before December 6, 2022 according to law in a newspaper of general circulation published in the County of St. Louis, Missouri.

SECTION 8: All candidates shall be nominated by petition and acceptance thereof as provided for in Section 10.2 of the City Charter. Nominating petitions and acceptances of nomination shall be substantially in the same form as the "nominating petition" and "acceptance of nomination" forms attached hereto as specimens of designated appropriate forms as required by Section 10.2 (a) of the City Charter.

SECTION 9: Upon the passage and approval of this ordinance, a certified copy thereof shall be promptly transmitted to the Board of Elections by the City Clerk.

SECTION 10: This ordinance shall become effective pursuant to section 3.11(g) of the City Charter.

ADOPTED BY THE CITY COUNCIL THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

**AN ORDINANCE CREATING A NEW SECTION 405.560 TITLED RESIDENTIAL
TREE PROTECTION AND REPLACEMENT REQUIREMENTS AND AMENDING
SECTION 410.320 TREE CONSERVATION AND SECTIONS 405.120 AND 410.590
DEFINITION OF TERMS**

WHEREAS, an application was made by the Director of Community Development for the City of Creve Coeur to enact a new Section 405.560 to establish Residential Tree Protection and Replacement Requirements; and to amend Section 405.120, Definitions, of the Creve Coeur Zoning Ordinance; and

WHEREAS, such legislation necessitates supporting amendments to Section 410.320 Tree Conservation and Section 410.590, Definition of Terms, in Chapter 410 Subdivision and Development of Land; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for such regulations in the City Code of Ordinances as set forth herein, to more effectively implement the goals of the Comprehensive Plan and the purposes of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, October 3, 2022 and beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 4-0 recommended approval of the subject amendments at its meeting on Monday, October 3, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort, and convenience of the citizens of the City of Creve Coeur and in the public interest.

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.560 of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances is hereby enacted as follows:

SECTION 405.560 RESIDENTIAL TREE PROTECTION AND REPLACEMENT REQUIREMENTS

- A. *Purpose And Intent.*** It is the purpose and intent of this Section to require adequate protection of natural resources and property values in the City, and to maintain and advance the goals of the Comprehensive Plan, by providing for regulations regarding protection, removal, and the planting of trees on residential lots within the City's residential zoning districts. Nothing in this Section is intended to preclude the removal of existing trees on private property after the receipt of an initial occupancy permit.
- B. *Applicability.*** The provisions of this Section shall apply to lots of record that contain a permitted use as a single-family residence with construction activities that involve a new home or any increase in impervious area of fifty percent (50%) or more, including additions, and which are subject to a demolition permit, building permit, residential development permit, and/or land disturbance/site improvement permit. Lot subdivisions are governed by the provision of Chapter 410.
- C. *Tree Protection and Replacement Plan Submittal Requirements.*** A Tree Protection and Replacement Plan (TPRP) shall be submitted for review as part of the initial permit process, be it demolition permit, building permit, residential development permit, or other required permit application. The TPRP shall be completed by a licensed landscape architect, architect, engineer, or International Society of Arboriculture (ISA) certified arborist and include the following minimum information:
1. Project title listing the project name, owner name, and name and credentials of individual or firm preparing the plan.
 2. North arrow, graphic and written scale which shall be based on the site plan showing existing and proposed grades, utility easements, new utility lines, and location of all existing and proposed improvements
 3. A survey of all existing trees 6-inch diameter at breast height (DBH) or greater on the property, indicating their type (botanical and common name), diameter size in inches, and whether to be removed or to remain.
 4. Location of all trees removed in the 12 months prior to the date of application, if known.
 5. Graphic depiction showing the location and type of tree protection fencing and showing City of Creve Coeur Tree Protection Details and Standards.

6. Location of new trees graphically shown and keyed to a tree chart providing size (DBH), species and quantity.
7. Street Trees as defined by Section 410.300 should be specifically marked as such separately from other trees on survey.

D. *Tree Removal and Replacement Requirements*

1. Fifty (50 percent) of all existing trees in fair or better condition measuring 6-inches or greater at DBH should be retained on the lot, if feasible.
2. Trees removed beyond the 50 percent lot retention minimum that have 6-inches or more at DBH shall be replaced on the basis of a one-to-one ratio (1:1) based on the total number of trees removed. Trees that are more than 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1).
3. If the replacement trees as required by this Section cannot be provided on-site, due to site constraints creating a hardship documented on the TPRP and confirmed by the Zoning Administrator, a payment in lieu of tree replacement shall be made to the credit of the City's Forestry account in the General Revenue Fund. This fee shall be based upon the City's current year street tree planting cost per tree for labor and materials determined by the Public Works Department.
4. All replacement trees shall be a minimum of two-and-a-half (2.5) caliper inches in size at time of planting and shall be selected from the City of Creve Coeur's recommended tree list. Replacement trees shall be selected from the same category based on mature tree height of the tree removed to the maximum extent practicable.
5. Trees removed within one (1) year preceding the submittal of a permit application to the City must be documented by a dated conditions report, dated conditions photographs, and a copy of the work order with date of service submitted with the TPRP. Any tree removed within one (1) year prior to the submittal of a permit application that is not documented and approved by the City will be considered in Good condition by default.
6. The removal of any trees that are hazardous, in poor condition, dead, diseased, or considered invasive by the Missouri Department of Conservation on private property, as determined by the TPRP, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.
7. The installation of all trees shall be completed prior to the issuance of a final occupancy permit. Any trees that are removed at time of final inspection contrary to the approved TPRP shall be replaced in accordance with the requirements of this Section.
8. Street Trees shall be maintained or provided in order to meet one (1) tree per thirty (30) feet of street frontage and do not count toward the replacement of removed trees on private property.
9. A Final Report regarding compliance with the TPRP shall be prepared by the same person or entity who developed the TPRP before the final

inspection is completed and the escrow is released. If such person or entity is not available, the Zoning Administrator may approve a substitute.

E. Tree Protection Requirements

1. All tree protection measures depicted on the TPRP shall be installed prior to the commencement of demolition, excavation, construction, or site work and maintained throughout construction activities.
2. Tree protection fencing shall be installed around the dripline of each impacted tree or cluster of trees within disturbed areas.
3. City of Creve Coeur Tree Protection Details and Standards shall be provided on the plan and followed at all times.

F. Appeal Procedures. An applicant may appeal the enforcement of this section by the Zoning Administrator through review by the Planning and Zoning Commission in the form of a minor site development plan.

SECTION 2: Section 410.320. Tree Conservation is hereby amended to read as follows:

SECTION 410.320. TREE CONSERVATION

- A.** Any subdivision preliminary plat shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees on private property after the receipt of an initial occupancy permit.
1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of ~~eight (8)~~ six (6) inch caliper-size diameter at breast height or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than ~~seventy-five percent (75%)~~ fifty percent (50%) of the area of such tree masses nor ~~seventy-five percent (75%)~~ fifty percent (50%) of such ~~eight (8)~~ six (6) inch caliper DBH trees shall be proposed for removal. The removal of any trees that are hazardous, in poor condition, dead, diseased, or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, architect, engineer, or International Society of Arboriculture (ISA) certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.
 2. ~~After approval of subdivision improvement plans and during construction of subdivision infrastructure, the City staff may approve removal of not more than ten percent (10%) of the area of tree masses and not more than ten percent (10%) of the eight (8) inch caliper trees which were indicated as tree masses and trees to remain as depicted on the tree census submitted with the preliminary plat. For example, if the preliminary plat indicated two hundred (200) eight (8) inch caliper trees on the site and fifty (50) were indicated to remain, the City staff could approve the removal of not more~~

~~than five (5) of those trees. This approval may be granted only if such tree masses or trees are determined to interfere with the construction of such infrastructure. Inadvertent damage to or removal of any such tree mass or such eight (8) inch caliper tree shall be counted towards the maximum ten percent (10%) removal of tree masses and trees to remain.~~

3. Any tree mass removal or tree removal not approved with the preliminary plat shall require the developer to plant ~~three (3) three (3) inch caliper trees~~ for each ten (10) square feet or portion thereof of tree mass area removed and ~~three (3) three (3) inch caliper trees for each tree~~ replace all trees 6-inches DBH on the basis of a one-to-one ratio (1:1) and replace all Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section 410.300. The Department of Public Works shall maintain a list of recommended street trees. trees that are over 20-inches at DBH on the basis of a two-to-one ratio (2:1). All replacement trees shall be a minimum of two-and-a-half (2.5) caliper inches. Such trees shall be of a species contained in the City's list of recommend trees and shall be in addition to the street trees required by Section 410.300. The Department of Public Works shall maintain a list of recommended replacement trees and street trees.
4. ~~After receipt of an initial occupancy permit, additional trees may be removed from individual lots at the discretion of the lot owner.~~

SECTION 3: Section 405.120 Definition of Terms is hereby amended by adding Diameter at Breast Height and revising Tree Mass and Tree Census, to read as follows:

SECTION 405.120 DEFINITION OF TERMS

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree trunk at four and a half (4.5) feet above ground. For species of trees whose normal growth pattern is characterized by multiple stems the diameter at breast height of each stem shall be measured and the average of all measurements shall constitute the diameter of the tree

TREE MASS

A group of trees located in such close proximity that no one (1) tree is more than thirty (30) feet from any other tree, and which contains five (5) or more trees of at least ~~eight (8)~~ six (6) inch ~~caliper size~~ diameter at breast height. The distance between trees shall be measured from trunk to trunk.

TREE CENSUS

A graphic depiction of a parcel of land which indicates the general location of all tree masses and the general location of all trees which are ~~eight (8)~~ six (6) inch ~~caliper size~~ diameter at breast height or larger including an indication of all such tree masses and all such trees to remain and all such tree masses and all such to be removed.

SECTION 4: Section 410.590 Definitions is hereby amended by adding Diameter at Breast Height and revising Tree Mass and Tree Census, to read as follows:

SECTION 410.590 DEFINITIONS

DIAMETER AT BREAST HEIGHT (DBH)

The diameter of a tree trunk at four and a half (4.5) feet above ground. For species of trees whose normal growth pattern is characterized by multiple stems the diameter at breast height of each stem shall be measured and the average of all measurements shall constitute the diameter of the tree.

TREE CENSUS

A graphic depiction of a parcel of land which indicates the general location of all tree masses and the general location of all trees which are ~~eight (8)~~ six (6) inch caliper size diameter at breast height or larger including an indication of all such tree masses and all such trees to remain and all such tree masses and all such to be removed.

TREE MASS

A group of trees located in such close proximity that no one (1) tree is more than thirty (30) feet from any other tree, and which contains five (5) or more trees of at least ~~eight (8)~~ six (6) inch caliper size diameter at breast height. The distance between trees shall be measured from trunk to trunk.

SECTION 5: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOE MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK



city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 432-6000 • Fax (314) 872-2539 • Relay MO 1-800-735-2966
www.creve-coeur.org

APPLICATION TO PLANNING AND ZONING COMMISSION #22-028: TEXT AMENDMENT TO CREATE RESIDENTIAL TREE REQUIREMENTS FOR SINGLE-FAMILY LOTS AND TO MODIFY THE TREE REQUIREMENTS FOR SUBDIVISIONS

FOR THE MEETING OF: Monday, October 3, 2022, 6:00 P.M., Public
Hearing

LOCATION: A, B, C, and D Zoning Districts

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for a text amendment to create a new Section 405.560 *Residential Tree Protection and Replacement Requirements* and associated amendments to Sections 410.320 *Tree Conservation*, Section 405.120 *Definition of Terms* and Section 410.590 *Definitions*. The text amendment would provide tree protection and replacement requirements for existing single-family lots with construction activities that involve a new home or any increase in impervious area of fifty percent or more, including additions, on an existing residential lot which is subject to a demolition permit, building permit, residential development permit, or land disturbance/ site improvement permit. The existing tree conservation section for subdivisions would be amended to allow for less removal of existing trees.

ADDITIONAL INFORMATION: To establish a tree conservation and replacement ordinance for individual residential properties requires updating various sections of the City's codes. Text Amendments to the Zoning Ordinance require review by the Planning and Zoning Commission and final approval by the City Council.

APPLICANT: Jason W. Jaggi, AICP
Director of Community Development
City of Creve Coeur
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: September 28, 2022

ATTACHMENTS: Existing tree conservation ordinance, Section 410.320.; December 6, 2021 City Council work session memo and draft; February 3 and March 7, 2022, P&Z Work Session memos and drafts, April 13, 2022 HEB memo and draft, HEB Letter of Support, DRAFT ordinance.

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Creve Coeur 2030 References

- Chapter 3, Residential Neighborhood Recommendations
- Chapter 5, Implementation Matrix 2.6

Zoning Code References

- Section 405.120 *Definition of Terms*
- Section 410.320 *Tree Conservation*
- Section 410.590 *Definitions*

BACKGROUND

The current residential tree conservation ordinance was established in 1996 and received a minor amendment in 2007. The ordinance only applies to new subdivision plats and does not include existing single-family lots. There are currently no tree conservation requirements for existing single-family lots. The existing subdivision tree conservation ordinance allows for 75% removal of existing trees of 8-inch caliper or more with an additional 10% removal allowed during construction of the subdivision infrastructure if needed. Any trees removed without approval on the preliminary plat or approved by staff at the construction phase are required to be replaced on a 3:1 basis per tree removed.

The current ordinance is less robust compared to many surrounding municipalities that were reviewed when writing the proposed ordinance. Many municipalities nationwide require residential tree conservation and/or replacement of some kind in order to protect their existing natural resources and promote new and continued tree growth. Currently, residential developments on existing lots of record are able to remove all trees on a lot without restriction or penalty. Although street trees are currently required for new subdivisions, the proposed tree conservation requirements would be in addition to the existing street tree requirements.

On December 6, 2021, a Joint Work Session with the Planning and Zoning Commission and the City Council was held to identify planning priorities for staff in 2022. There was general agreement to review the current tree conservation ordinance to determine if changes need to be made. Following the December joint session, City staff held work sessions with the Planning and Zoning Commission on February 7, 2022 and March 7, 2022 to discuss possible revisions. In addition, on April 13th and May 11th, staff presented a summary of the revisions to the Horticulture, Ecology and Beautification (HEB) Committee for their review and input prior to the public hearing at the Planning and Zoning Commission. The chair of the HEB Committee provided a letter of support for the proposed ordinance. The staff memos and draft versions of the revisions associated with each of these meetings are attached for reference.

The proposed amendments seek to create a new Section 405.560 *Residential Tree Protection and Replacement Requirements* to require tree conservation and replacement on existing single-family lots of record with construction activities including a new home or any increase in impervious area of fifty percent (50%) or more. A Tree Protection and Replacement Plan (TPRP) is required to be submitted for review at the initial stage of the permitting process for the project. Fifty percent (50%) of all existing trees in fair or better condition measuring 6 inches or greater at DBH shall be retained. Any trees removed beyond the 50% are required to be replaced on a 1:1 basis or a 2:1 basis for trees more than 20 inches at DBH. This is in addition to the required street trees.

The existing Section 410.320 *Tree Conservation* is proposed to be amended to reflect the changes proposed in Section 405.560 as well as to change the allowed removal of 75% of existing trees over 8 inches DBH to 50% allowed removal of trees 6 inches DBH or greater and eliminate the additional 10% removal allowed during construction. The *Definitions* sections are also proposed to be altered to reflected the proposed changes and include the addition of a definition for Diameter at Breast Height (DBH). At this time, staff is proposing a formal draft ordinance for a recommendation to City Council.

COMPREHENSIVE PLAN REVIEW

The Creve Coeur 2030 Comprehensive Plan recommends the establishment of tree planting and coverage standards for private lots subject to redevelopment, common ground, and street trees in the redevelopment of single lots, multiple lots, and subdivisions. The plan also lists the creation of land development regulations to ensure new infill residential construction takes into account existing conditions to minimize the impacts of new construction and updates to the City's landscape guidelines to encourage the use of Missouri native plantings and discourage invasive species as short-term goals. Both of these short-term goals are promoted in the proposed amendment. The existing list of recommended trees includes several Missouri native species as well invasive species that are not recommended. The proposed text amendments promote the desired character for residential lots outlines in the plan while promoting the

protection of existing natural resources in residential areas from inconsistent development with the surrounding area and visually attractive streetscapes.

PROPOSED AMENDMENTS TO THE ZONING CODE

The City regulates tree conservation within Section 410.320 of Chapter 410 Subdivision and Development of Land. This section only pertains to trees on lots proposed for new subdivisions and does not extend to existing single-family lots of record. Street trees are regulated under section and not subject to these amendments. The proposed tree requirements are in addition to the existing street tree requirements. Sections 405.120 and 410.590, both definition sections, are proposed to be amended to include the addition of the definition of Diameter at Breast Height (DBH), and to replace the size of the required trees to be included in the Tree Mass and Tree Census from 8 caliper inches to 6 inches DBH in order to account for a larger number of existing trees in the survey.

Section 410.320 for New Subdivisions

Existing Ordinance

The existing ordinance pertains only to lots being subdivided. A tree census is required to accompany every preliminary plat application and depict the location of trees and tree masses 8-inch caliper in size or greater. Existing trees depicted on the plan are allowed to be removed up to 75%. An additional 10% of trees are allowed to be removed beyond what was approved on the plan during construction if they are determined to interfere with construction. In the most extreme cases, the existing ordinance would allow for the removal of 85% of existing trees on a lot to be subdivided. Any trees removed beyond what as approved on tree conservation plan submitted with the preliminary plat must be replaced on a 3:1 basis by trees 3-inch caliper or greater and contained on the city's list of recommended trees maintained by the Public Work Department.

Proposed Revisions

The complete proposed draft ordinance is attached for review. The changes to the existing ordinance are as follows:

- Decreasing the percentage of trees allowed to be removed from 75% to 50% and eliminating the additional 10% removal allowance once construction has begun.
- The addition that the removal of hazardous, poor condition, dead, diseased or invasive species of trees do not count towards the 50% tree removal allowance.
- Replacing the 3:1 tree replacement requirement for trees removed beyond the allowed percentage with a 1:1 replacement requirement for trees 6 inches DBH or greater and 2:1 replacement for trees over 20 inches DBH. All trees must be a minimum of 2.5 caliper inches at time of planting instead of the previous 3 caliper inches.

New Section 405.560 for Existing Single Family Residential Lots

A new section titled *Residential Tree Protection and Replacement Requirements*, requiring tree conservation on existing single-family lots is proposed. The tree protection and replacement would be triggered by any construction activities that involve a new home or any increase in impervious area of fifty percent (50%) or more including additions. The requirements for the new section are as follows:

- The requirement for the submission of a Tree Protection and Replacement Plan (TPRP) completed by licensed professional to be submitted at the initial permitting stage for the project be that demolition permit, building permit, residential development permit or any other permit required to begin work on the site.
- 50% tree removal maximum allowed of all trees in fair or better condition measuring 6 inches DBH or greater.
- Trees removed beyond the 50% maximum must be replaced on a 1:1 basis for total trees removed unless the tree is 20 inches DBH or greater, in which case the trees must be replaced at a 2:1 basis.

- Fees in lieu of replacement due to documented site constraints to contribute to the Public Works Department street tree planting program.
- Documentation of all tree removal on site in the 1 year previous if known.
- Final report detailing compliance with the TPRP before escrow is released.
- Tree protection requirements depicted on TPRP.
- Appeal available through review by the Planning and Zoning Commission in the form of a minor site development plan.

The TPRP is required to be completed by a licensed landscape architect, architect, engineer, or International Society of Arboriculture (ISA) certified arborist. Although a licensed landscape architect or ISA certified arborist are preferred due to their greater knowledge of trees, architects and engineers cannot be excluded from completing the report due to state law.

If site constraints don't allow for the required amount of replacement trees to be provided, a payment in lieu of tree replacement can be made to the City's Forestry fund based upon the Public Works Departments cost per tree for labor and materials. The payment will be used to fund the planting of tree in other areas of city in order to achieve the overall goal of natural resource protection and promotion.

SUMMARY AND CONCLUSION

The proposed changes create greater protections for the city's natural resources through a new section to regulate tree conservation on single family lots and through strengthening the existing tree conservation section for new subdivisions. A draft ordinance has been prepared reflective of the changes discussed within this report to facilitate the Commission's review.

RECOMMENDATION AND ACTIONS

After deliberation and upon the closing of the public hearing, if the Planning and Zoning Commission has chosen to accept the regulations as provided in the draft ordinance as written, the following would be a suitable motion for this application:

"I move to recommend approval of the text amendments presented with Application #22-028 to create a new Section 405.560 titled *Residential Tree Protection and Replacement Requirements* and amending Section 410.320 *Tree Conservation* and Section 405.120 and 410.590 *Definition of Terms* subject to the conditions contained in the draft ordinance prepared for the meeting of October 3, 2022." (Conditions may be added, eliminated, or modified by preceding motion.)

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

City of Creve Coeur, MO
Friday, September 30, 2022

Chapter 410. Subdivision and Development of Land

Article III. Land Development Standards

Section 410.320. Tree Conservation.

[R.O. 2008 App. B, §22A-32; Ord. No. 1045, 7-25-1983; Ord. No. 1789 §1, 4-8-1996; Ord. No. 4071 §3, 4-9-2007; Ord. No. 5068 §1, 11-10-2008]

- A. Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.
1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (75%) of the area of such tree masses nor seventy-five percent (75%) of such eight (8) inch caliper trees shall be proposed for removal.
 2. After approval of subdivision improvement plans and during construction of subdivision infrastructure, the City staff may approve removal of not more than ten percent (10%) of the area of tree masses and not more than ten percent (10%) of the eight (8) inch caliper trees which were indicated as tree masses and trees to remain as depicted on the tree census submitted with the preliminary plat. For example, if the preliminary plat indicated two hundred (200) eight (8) inch caliper trees on the site and fifty (50) were indicated to remain, the City staff could approve the removal of not more than five (5) of those trees. This approval may be granted only if such tree masses or trees are determined to interfere with the construction of such infrastructure. Inadvertent damage to or removal of any such tree mass or such eight (8) inch caliper tree shall be counted towards the maximum ten percent (10%) removal of tree masses and trees to remain.
 3. Any tree mass removal or tree removal not approved with the preliminary plat or subsequently approved by the City staff shall cause the City to require the developer to plant three (3) three (3) inch caliper trees for each ten (10) square feet or portion thereof of tree mass area removed and three (3) three (3) inch caliper trees for each tree removed. Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section **410.300**. The Department of Public Works shall maintain a list of recommended street trees.
 4. After receipt of an initial occupancy permit, additional trees may be removed from individual lots at the discretion of the lot owner.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: February 2, 2022

Subject: Residential Tree Replacement Requirements Work Session

Prepared by: Bethany Moore, City Planner

Meeting Date: February 7, 2022

Attachments: **Proposed Regulations February 2021 Draft**
Staff Memo to P&Z 3-1-21
Staff Memo to P&Z 9-21-20
Staff Memo to Council 2-10-20
Staff Memo to Council 6-22-20
Code Excerpt, Section 410.300 and 410.320
Code Excerpt, Chapter 220, Article II

In 2020, the City Council requested staff to present information on how the City might regulate tree removal and replacement on residential properties associated with major construction activities, such as a new home on an existing lot. Staff presented information to both the City Council and the Planning and Zoning Commission with an outline of the various components of the tree replacement ordinance. For its part, the Planning and Zoning Commission reviewed this information at the September 21, 2020 meeting and expressed support for the development of regulations to require tree replacement on existing residential properties. Staff then refined the requirements for preliminary review and discussion in a work session format to obtain feedback and general direction on March 1, 2021. Since that time, the project has stalled and is now being revisited due to renewed interest, as discussed at the December 6th Joint Work Session.

The attached revised draft provides the components of the proposed ordinance which would apply to all new homes on existing platted lots. This threshold is meant to target only new homes, where greater tree removal is most likely. Smaller construction activities such as room additions, swimming pools, or detached garages would not be subject to any tree removal or replacement requirements. For reference, within the past three years, the City has issued 42 permits for new houses on existing lots.

The submittal requirements would include the preparation of a Tree Protection and Replacement Plan (TPRP) by a licensed landscape architect or ISA certified arborist to show all trees on the property 6-inches or greater. Removed trees would be required to be replaced on a one-to-one basis (not total caliper inches) within the same category of tree based on mature growth height with a minimum size of 3-inches at the time of planting. For example, a White Oak tree couldn't be replaced with an ornamental tree, such as a Dogwood. Dead, diseased or invasive or undesirable tree species can be removed without replacement. Street trees would be required for all new homes, whether or not they are part of a new subdivision or on existing lots. Tree protection standards would be required on site as shown on the approved TPRP. For those trees that are removed at time of final inspection but not shown on the plan, replacement would be required.

Changes to tree removal and replacement regulations to subdivision lots in Section 410.320 are also proposed for discussion in order to reflect the proposed tree conservation regulations applied to existing lots.

After P&Z review at this work session, staff will incorporate any changes and, if necessary, bring them before the Planning and Zoning Commission for a final discussion at the February 22, 2022 work session meeting. Staff would then present them to the Horticulture and Beautification Committee for their input. After these reviews are complete, staff will schedule a public hearing for formal review by the public and the Commission.

Residential Tree Replacement Requirements

New Zoning Ordinance Section 405.560

Purpose And Intent

It is the purpose and intent of this Section to require adequate protection of the City's natural resources, and property values and maintain the goals of the Comprehensive Plan, by providing for the regulations of protection, removal, and the planting of trees on residential lots within the City's residential zoning districts.

Applicability

The provisions of this Section shall apply to existing lots of record that contain a permitted use as a single-family residence, with construction activities that involve a new home or any increase in impervious area of fifty percent (50%), including additions, on an existing residential lot which is subject to a **demolition permit**, residential development permit, or land disturbance/site improvement permit.

Tree Protection and Replacement Plan Submittal Requirements

A Tree Protection and Replacement Plan (TPRP) shall be submitted for review concurrent with the submittal of other required permit applications and plans. The TPRP shall be completed by a licensed landscape architect or certified arborist and include the following minimum information:

1. Project title listing the project name, owner name, and name of individual or firm preparing the plan.
2. North arrow, graphic and written scale which shall be based on the site plan showing existing and proposed grades, utility easements, new water and sewer lines, and location of all improvements
3. A survey of all existing trees 6-inch diameter at breast height (DBH) or greater, providing their type (botanical and common name), size in inches on the property, and identification of the tree whether to be removed or to remain.
4. Graphic depiction showing the location of tree protection fencing.
5. Location of new trees graphically shown and keyed to a tree chart providing size (DBH), species and quantity.

Tree Removal and Replacement Requirements

1. All existing trees in healthy condition measuring 6-inches or greater which are to be removed shall be replaced on the basis of a one-to-one ratio (1:1) based on the total number of trees removed.
2. All replacement trees shall be at least **3 or 2.5** caliper inches in size at time of planting and shall be selected from the City of Creve Coeur's **recommended tree list**. Replacement trees shall be selected from the same category based on mature tree height of the tree removed to the maximum extent practicable.
3. The removal of any trees that are hazardous, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.
4. The installation of all trees shall be completed prior to the issuance of a final occupancy permit. Any trees that are removed at time of final inspection and are not shown on the approved TPRP shall be replaced in accordance with the requirements of this Section.

5. Street Trees shall be maintained or provided in order to meet **1 tree per 40 feet** of street frontage and does not count toward the replacement of the removed trees on private property.

Tree Protection Requirements

1. All tree protection measures shall be installed prior to the commencement of demolition, excavation, construction, or site work.
2. Tree protection fencing shall be installed around the dripline of each impacted tree or cluster of trees within disturbed areas.
3. City of Creve Coeur Tree Protection Details and Standards shall be provided on the plan and followed at all times.

Discussion Items

- Tree survey required as part of a demolition application.
- Approved Tree List to be created through consultation with the Horticulture, Ecology, and Beautification Committee and maintained by Planning Staff to be available on the City's website but not codified in case changes need to be made.
- Require a certain number of replacement trees to be in the front yard, number dependent on district or lot size. And/or require a minimum number of trees in the front yard separate of replacement trees.

Updates to Ordinance Section 410.320 Tree Conservation

- A. Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.
 1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of eight (8) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than seventy-five percent (**75%**) of the area of such tree masses nor seventy-five percent (**75%**) of such eight (8) inch caliper trees shall be proposed for removal. **The removal of any trees that are hazardous, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.**
 2. After approval of subdivision improvement plans and during construction of subdivision infrastructure, the City staff may approve removal of not more than ten percent (10%) of the area of tree masses and not more than ten percent (10%) of the eight (8) inch caliper trees which were indicated as tree masses and trees to remain as depicted on the tree census submitted with the preliminary plat. For example, if the preliminary plat indicated two hundred (200) eight (8) inch caliper trees on the site and fifty (50) were indicated to remain, the City staff could approve the removal of not more than five (5) of those trees. This approval

may be granted only if such tree masses or trees are determined to interfere with the construction of such infrastructure. Inadvertent damage to or removal of any such tree mass or such eight (8) inch caliper tree shall be counted towards the maximum ten percent (10%) removal of tree masses and trees to remain.

3. Any tree mass removal or tree removal not approved with the preliminary plat or subsequently approved by the City staff shall cause the City to require the developer to plant three (3) three (3) inch caliper trees for each ten (10) square feet or portion thereof of tree mass area removed and three (3) three (3) inch caliper trees for each tree removed. Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section **410.300**. The Department of Public Works shall maintain a list of recommended street trees.
4. After receipt of an initial occupancy permit, additional trees may be removed from individual lots at the discretion of the lot owner.



MEMO TO THE PLANNING AND ZONING COMMISSION

Date: March 2, 2022

Subject: Residential Tree Replacement Requirements Work Session

Prepared by: Bethany Moore, City Planner

Meeting Date: March 7, 2022

Attachments: Proposed Regulations March 7, 2022 Draft
Staff Memo to P&Z 2-7-22
Staff Memo to P&Z 3-1-21
Staff Memo to P&Z 9-21-20
Staff Memo to Council 2-10-20
Staff Memo to Council 6-22-20
Code Excerpt, Section 410.300 and 410.320
Code Excerpt, Chapter 220, Article II

Staff presented an outline of a tree preservation and replacement ordinance to the Planning and Zoning Commission at the February 7th, 2022 work session. The comments received from the February 7th, 2022 work session have been incorporated into the revised draft to be presented for discussion at the March 7th, 2022 work session.

The attached revised draft provides the components of the proposed ordinance which would apply to all new homes on existing platted lots or any increase in impervious area of fifty percent (50%) including additions. Smaller construction activities such as room additions, swimming pools, or detached garages that do not increase the impervious area of fifty percent (50%) would not be subject to any tree removal or replacement requirements.

The submittal requirements would include the preparation of a Tree Protection and Replacement Plan (TPRP) by a licensed landscape architect or ISA certified arborist to show all trees on the property 6-inches or greater. All existing trees in healthy condition measuring 6 inches or greater at DBH shall be retained at a fifty percent (50%) minimum without penalty. Trees removed beyond the 50% minimum at 6 inches or greater at DBH would be required to be replaced on a one-to-one basis (not total caliper inches) within the same category of tree based on mature growth height with a minimum size of 3-inches at the time of planting and trees greater than 20 inches DBH would be required to be replaced on a two-to-one basis. For example, a White Oak tree couldn't be replaced with an ornamental tree, such as a Dogwood. Dead, diseased or invasive or undesirable tree species can be removed without replacement. Street trees would be required for all new homes, whether or not they are part of a new subdivision or on existing lots. Tree protection standards would be required on site as shown on the approved TPRP. For those trees that are removed at time of final inspection but not shown on the plan, replacement would be required.

Staff also added a payment in lieu of replacement on site in the event that some trees cannot be planted on site due to site constraints. The formula for this fee would need to be established however, it would be based upon the value of the trees removed and not replaced on site. Additionally, the opportunity to request a review by P&Z in the form of a minor site development plan has been included. This option would be available in the event that the applicant does not agree with the requirements as applied to their property and would like to appeal to P&Z for just cause.

Changes to tree removal and replacement regulations to subdivision lots in Section 410.320 are also proposed for discussion in order to reflect the proposed tree conservation regulations applied to existing lots.

After P&Z review at this work session, staff will incorporate any changes. Staff would then present them to the Horticulture and Beautification Committee for their input. After these reviews are complete, staff will schedule a public hearing for formal review by the public and the Commission.

Residential Tree Replacement Requirements

New Zoning Ordinance Section 405.560

Purpose And Intent

It is the purpose and intent of this Section to require adequate protection of the City's natural resources, and property values and maintain the goals of the Comprehensive Plan, by providing for the regulations of protection, removal, and the planting of trees on residential lots within the City's residential zoning districts.

Applicability

The provisions of this Section shall apply to existing lots of record that contain a permitted use as a single-family residence or with construction activities that involve a new home **or any increase in impervious area of fifty percent (50%), including additions**, on an existing residential lot which is subject to a **demolition permit**, residential development permit, or **land disturbance/site improvement permit**. **An applicant that does not agree with the application of these requirements to their property may request review by the Planning and Zoning Commission in the form of a minor site development plan.**

Tree Protection and Replacement Plan Submittal Requirements

A Tree Protection and Replacement Plan (TPRP) shall be submitted for review **as part of the initial permit process, be it demolition, building permit or other required permit applications and plans**. The TPRP shall be completed by a licensed landscape architect or certified arborist and include the following minimum information:

1. Project title listing the project name, owner name, and name of individual or firm preparing the plan.
2. North arrow, graphic and written scale which shall be based on the site plan showing existing and proposed grades, utility easements, new water and sewer lines, and location of all improvements
3. A survey of all existing trees 6-inch diameter at breast height (DBH) or greater, providing their type (botanical and common name), size in inches on the property, and identification of the tree whether to be removed or to remain.
4. Graphic depiction showing the location of tree protection fencing.
5. Location of new trees graphically shown and keyed to a tree chart providing size (DBH), species and quantity.
6. **Street Trees should be specifically marked as such separately from other trees on survey.**

Tree Removal and Replacement Requirements

1. **Fifty (50 percent) of all existing trees in fair or better condition measuring 6-inches or greater at DBH shall be retained on the lot.**
2. **Trees removed beyond the 50 percent lot retention minimum that have 6-inches or more at DBH shall be replaced on the basis of a one-to-one ratio (1:1) based on the total number of trees removed. Trees that are more than 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1).**
3. **If the replacement trees as required by this Section cannot be provided on-site, based upon the opinion of a certified arborist or licensed landscape architect, due to site constraints, a payment in lieu of tree replacement shall be made to the**

City's Forestry fund. This fee shall be established by the City Council based upon a formula representing the valuation of trees removed.

4. All replacement trees shall be at least **3** caliper inches in size at time of planting and shall be selected from the City of Creve Coeur's **approved tree list**. Replacement trees shall be selected from the same category based on mature tree height of the tree removed to the maximum extent practicable.
5. The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.
6. The installation of all trees shall be completed prior to the issuance of a final occupancy permit. Any trees that are removed at time of final inspection and are not shown on the approved TPRP shall be replaced in accordance with the requirements of this Section.
7. Street Trees shall be maintained or provided in order to meet **1 tree per 40 feet** of street frontage and does not count toward the replacement of the removed trees on private property.

Tree Protection Requirements

1. All tree protection measures shall be installed prior to the commencement of demolition, excavation, construction, or site work.
2. Tree protection fencing shall be installed around the dripline of each impacted tree or cluster of trees within disturbed areas.
3. City of Creve Coeur Tree Protection Details and Standards shall be provided on the plan and followed at all times. *<Note: Such standards are widely available and will need to be adopted and altered to the needs of Creve Coeur >*

Discussion Items

- Approved Tree List to be created through consultation with the Horticulture, Ecology, and Beautification Committee and maintained by Planning Staff to be available on the City's website but not codified in case changes need to be made.
- The establishment of a Forestry Fund to allow payment in lieu of providing trees on site has been added. The formula needs to be established but would be based upon the total valuation of the removed trees not replaced on site. Fund could be used for the Public Works 50/50 Tree Program.
- Further discussion for an administrative option to allow some alternative flexibility for applicants that are unable to meet the requirements before the request reaches the level of the Planning and Zoning Commission.
- Added a 2 to 1 replacement requirement for trees over 20 inches.

Updates to Ordinance Section 410.320 Tree Conservation

- A. Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.
 1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of six (6) inch caliper size or larger. In addition, such census shall indicate

which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than fifty percent (**50%**) of the area of such tree masses nor fifty- percent (**50%**) of such six (6) inch caliper trees shall be proposed for removal. **The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.**

2. ~~After approval of subdivision improvement plans and during construction of subdivision infrastructure, the City staff may approve removal of not more than ten percent (10%) of the area of tree masses and not more than ten percent (10%) of the eight (8) inch caliper trees which were indicated as tree masses and trees to remain as depicted on the tree census submitted with the preliminary plat. For example, if the preliminary plat indicated two hundred (200) eight (8) inch caliper trees on the site and fifty (50) were indicated to remain, the City staff could approve the removal of not more than five (5) of those trees. This approval may be granted only if such tree masses or trees are determined to interfere with the construction of such infrastructure. Inadvertent damage to or removal of any such tree mass or such eight (8) inch caliper tree shall be counted towards the maximum ten percent (10%) removal of tree masses and trees to remain.~~
3. Any tree mass removal or tree removal not approved with the preliminary plat or subsequently approved by the City staff shall cause the City to require the developer replace all trees **6-inches DBH on the basis of a one-to-one ratio (1:1) based on the total number of trees removed. Trees that are over 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1).** All replacement trees shall be a minimum of three (3) caliper inches. Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section **410.300**. The Department of Public Works shall maintain a list of recommended street trees.
4. ~~After receipt of an initial occupancy permit, additional trees may be removed from individual lots at the discretion of the lot owner.~~



MEMO TO THE HORTICULTURE, ECOLOGY AND BEAUTIFICATION COMMITTEE

Date: April 6, 2022

Subject: Approved Tree List and Residential Tree Replacement Requirements

Prepared by: Bethany Moore, City Planner

Meeting Date: April 13, 2022

Attachments: Proposed Ord. 405.560 Residential Tree Replacement Requirements
Revised Ord. 410.320 Tree Conservation
Surrounding Municipalities Tree Preservation Ord. Table
Staff Memo to P&Z March 7, 2022
City Tree List
Undesirable Trees List

For the past three years, Staff have been working on the creation of a new ordinance, Ord. 405.560, to address residential tree replacement and revisions to existing ordinance, Ord. 410.320, which relates to tree preservation in subdivision developments. Currently, the City of Creve Coeur does not regulate tree removal except for subdivision plats. An Approved Tree List available on the City's website and updated by Staff is part of the tree conservation revisions. Staff is coming before the HEB Committee in order to seek input on the contents of the Approved Tree List.

Staff presented an outline of a tree preservation and replacement ordinance to the Planning and Zoning Commission at the February 7th, 2022 and March 7th, 2022 work sessions. The comments received have been incorporated into the revised draft attached. The attached revised draft provides the components of the proposed ordinance which would apply to all new homes on existing platted lots or any increase in impervious area of fifty percent (50%) including additions. Smaller construction activities such as room additions, swimming pools, or detached garages that do not increase the impervious area of fifty percent (50%) would not be subject to any tree removal or replacement requirements.

The submittal requirements would include the preparation of a Tree Protection and Replacement Plan (TPRP) by a licensed landscape architect or ISA certified arborist to show all trees on the property 6-inches or greater. All existing trees in healthy condition measuring 6 inches or greater at DBH shall be retained at a fifty percent (50%) minimum without penalty. Trees removed beyond the 50% minimum at 6 inches or greater at DBH would be required to be replaced on a one-to-one basis (not total caliper inches) within the same category of tree based on mature growth height with a minimum size of 3-inches at the time of planting and trees greater than 20 inches DBH would be required to be replaced on a two-to-one basis. For example, a White Oak tree couldn't be replaced with an ornamental tree, such as a Dogwood. Dead, diseased or invasive or undesirable tree species can be removed without replacement. Street trees would be required for all new homes, whether or not they are part of a new subdivision or on existing lots. Tree protection standards would be required on site as shown on the approved TPRP. For those trees that are removed at time of final inspection but not shown on the plan, replacement would be required.

The current tree list on the City's website was created through consultation with HEB for the Street Tree Planting Program administered by Public Works. Planning Staff is seeking HEB's input on what elements from that list should be retained or removed and if elements should be added. Included in the attachments to this memo is a list of surrounding municipalities that have their own Approved Tree Lists. It is the opinion of Staff that the Creve Coeur Approved Tree List be compiled using the existing tree list for the Street Tree Planting Program, the existing Undesirable Trees List and additional information gathered through a thorough review of the Approved Tree Lists maintained by surrounding municipalities. HEB's recommendations are encouraged.

After HEB review and comment, Staff will compile and revise a list of Approved Trees. Staff would then present it to the Planning and Zoning Commission in conjunction with the Text Amendment for the introduction of Ordinance 405.560 and the revisions to Ordinance 410.320 as part of a public hearing for formal review by the public and the Commission.

Residential Tree Replacement Requirements

New Zoning Ordinance Section 405.560

Purpose And Intent

It is the purpose and intent of this Section to require adequate protection of the City's natural resources, and property values and maintain the goals of the Comprehensive Plan, by providing for the regulations of protection, removal, and the planting of trees on residential lots within the City's residential zoning districts.

Applicability

The provisions of this Section shall apply to existing lots of record that contain a permitted use as a single-family residence or with construction activities that involve a new home or any increase in impervious area of fifty percent (50%), including additions, on an existing residential lot which is subject to a demolition permit, residential development permit, or land disturbance/site improvement permit. An applicant that does not agree with the application of these requirements to their property may request review by the Planning and Zoning Commission in the form of a minor site development plan.

Tree Protection and Replacement Plan Submittal Requirements

A Tree Protection and Replacement Plan (TPRP) shall be submitted for review as part of the initial permit process, be it demolition, building permit or other required permit applications and plans. The TPRP shall be completed by a licensed landscape architect or certified arborist and include the following minimum information:

1. Project title listing the project name, owner name, and name of individual or firm preparing the plan.
2. North arrow, graphic and written scale which shall be based on the site plan showing existing and proposed grades, utility easements, new water and sewer lines, and location of all improvements
3. A survey of all existing trees 6-inch diameter at breast height (DBH) or greater, providing their type (botanical and common name), size in inches on the property, and identification of the tree whether to be removed or to remain.
4. Location of all trees removed in the 12 months prior to the date of application, if known.
5. Graphic depiction showing the location of tree protection fencing.
6. Location of new trees graphically shown and keyed to a tree chart providing size (DBH), species and quantity.
7. Street Trees should be specifically marked as such separately from other trees on survey.

Tree Removal and Replacement Requirements

1. Fifty (50 percent) of all existing trees in fair or better condition measuring 6-inches or greater at DBH shall be retained on the lot.
2. Trees removed beyond the 50 percent lot retention minimum that have 6-inches or more at DBH shall be replaced on the basis of a one-to-one ratio (1:1) based on the total number of trees removed. Trees that are more than 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1).
3. If the replacement trees as required by this Section cannot be provided on-site, based upon the opinion of a certified arborist or licensed landscape architect, due to site constraints, a payment in lieu of tree replacement shall be made to the City's Forestry

fund with staff approval if hardship has been established. This fee shall be established by the City Council based upon a formula representing the valuation of trees removed.

4. All replacement trees shall be at least 3 caliper inches in size at time of planting and shall be selected from the City of Creve Coeur's approved tree list. Replacement trees shall be selected from the same category based on mature tree height of the tree removed to the maximum extent practicable.
5. Trees removed within one (1) year preceding the submittal of a permit application to the City must be documented by a dated conditions report prepared by a certified arborist or licensed landscape architect, dated conditions photographs, and a copy of the work order with date of service. Any tree removed within one (1) year prior to the submittal of a permit application that is not documented and approved by the City will be considered in Good condition by default.
6. The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.
7. The installation of all trees shall be completed prior to the issuance of a final occupancy permit. Any trees that are removed at time of final inspection and are not shown on the approved TPRP shall be replaced in accordance with the requirements of this Section.
8. Street Trees shall be maintained or provided in order to meet 1 tree per 40 feet of street frontage and does not count toward the replacement of the removed trees on private property.

Tree Protection Requirements

1. All tree protection measures shall be installed prior to the commencement of demolition, excavation, construction, or site work.
2. Tree protection fencing shall be installed around the dripline of each impacted tree or cluster of trees within disturbed areas.
3. City of Creve Coeur Tree Protection Details and Standards shall be provided on the plan and followed at all times. *<Note: Such standards are widely available and will need to be adopted and altered to the needs of Creve Coeur >*

Updates to Ordinance Section 410.320 Tree Conservation

- A. Any subdivision preliminary plat submitted after the effective date of this Section shall provide for the conservation of existing trees on the site. Nothing in this Section is intended to preclude the removal of existing trees after the receipt of an initial occupancy permit.
 1. A tree census shall accompany every preliminary plat application. The tree census shall graphically depict the general location of all tree masses and all trees of six (6) inch caliper size or larger. In addition, such census shall indicate which tree masses and trees are to remain and which tree masses and trees are to be removed. Not more than fifty percent (50%) of the area of such tree masses nor fifty- percent (50%) of such six (6) inch caliper trees shall be proposed for removal. The removal of any trees that are hazardous, in poor condition, dead, diseased or considered invasive by the Missouri Department of Conservation on private property, as determined by a licensed landscape architect, certified arborist, or other evidence as deemed credible by the City, is not subject to the requirements of this Section.

2. Any tree mass removal or tree removal not approved with the preliminary plat or subsequently approved by the City staff shall cause the City to require the developer replace all trees 6-inches DBH on the basis of a one-to-one ratio (1:1) based on the total number of trees removed. Trees that are over 20-inches at DBH shall be replaced on the basis of a two-to-one ratio (2:1). All replacement trees shall be a minimum of three (3) caliper inches. Such three (3) inch caliper trees shall be of a species contained in the City's list of approved street trees and shall be in addition to the street trees required by Section 410.300. The Department of Public Works shall maintain a list of recommended street trees.



city
of

CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141
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May 12, 2022

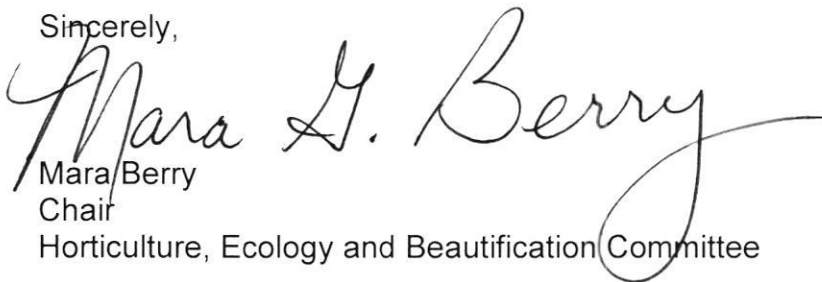
ATTN: Jason Jaggi, Director of Community Development
Bethany Moore, City Planner

RE: City's Recommended Tree List and Proposed Tree Replacement text amendment
to current Ordinance 405.60.

Let this letter serve as official notice that the above-mentioned topics were discussed with the Horticulture, Ecology and Beautification Committee Members during our April 13, 2022 and May 11, 2022 Committee Meeting by Bethany Moore and Jason Jaggi.

After discussions, the HEB Committee fully supports the Recommended Tree List and Proposed Tree Replacement text amendment to current Ordinance 405.60 by the City of Creve Coeur.

Sincerely,


Mara Berry
Chair
Horticulture, Ecology and Beautification Committee

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, OCTOBER 3, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-028

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Mr. AJ Wang

13 Ms. Rhonda O'Brien

14 Ms. Marjorie Richter

15 Mr. Carl Lumley, City Attorney

16 Mr. Jason Jaggi, Director of Community Development

17 Ms. Bethany L. Moore, City Planner

18 Ms. Megan Waller Administrative Supervisor/Recording
19 Secretary

20
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22 McLaughlin Court Reporting Services, Inc.

23 Deborah K. McLaughlin, RPR, MO-CCR #314, IL-CSR, KS-CCR
24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIRMAN LABONTE: Call the meeting to order at
2 6:01.

3 Okay. Ms. Hall is absent.

4 Mr. Potashnick, absent.

5 Mr. Wang?

6 MR. WANG: Here.

7 CHAIRMAN LABONTE: Ms. O'Brien?

8 MS. O'BRIEN: Here.

9 CHAIRMAN LABONTE: Mr. Buelter?

10 May be tardy.

11 And, Ms. Richter?

12 MS. RICHTER: Here.

13 CHAIRMAN LABONTE: Mr. Lumley?

14 MR. LUMLEY: Present.

15 CHAIRMAN LABONTE: Mr. Jaggi?

16 MR. JAGGI: Here.

17 CHAIRMAN LABONTE: Ms. Moore?

18 MS. MOORE: Here.

19 CHAIRMAN LABONTE: And, Ms. Waller?

20 MS. WALLER: Present.

21 CHAIRMAN LABONTE: Okay. The second item is

22 Application 22-028: Text Amendment to Create Residential

23 Tree Requirements for Single-Family Lots and to Modify the

24 Tree Requirements for Subdivisions.

25 (Jason Jaggi and Bethany Moore were sworn in by

1 the court reporter.)

2 MS. MOORE: All right. Bethany Moore, City
3 Planner.

4 Nice to see you all.

5 Okay. So this is a text amendment for
6 residential tree protections. So, it is -- there are
7 changes to three -- to three parts, and so I have the
8 presentation broken up that way.

9 So, currently we have the tree conservation
10 section, and that applies to subdivisions, new
11 subdivisions, and then there are some requirements for the
12 existing trees and what can be removed there.

13 But we are also proposing a new section for
14 residential tree protection, which would affect
15 single-family lots. That's something that we've had
16 several work sessions about, and we're finally to the
17 proposing the amendment stage.

18 And then also we have amendments to the
19 definitions to reflect the proposed changes.

20 So this is our existing Section 410.320 that
21 deals with tree conservation.

22 And, like I said, it only applies to new
23 subdivisions currently. And it does require a tree census
24 submission at the time of the preliminary plat, and on
25 that census all trees of 8-inch caliper are supposed to be

1 mapped and shown.

2 We have changed that requirement to be 6-inch
3 diameter at breast height, so it's a smaller -- it's
4 smaller trees are counted, which means that we have a
5 larger pool of trees that we're looking at for saving.

6 And currently 75 percent of those trees are
7 allowed to be removed without a penalty. We are changing
8 that to 50 percent, so we are taking 25 percent of the
9 allowed removal away and limiting that to 50 percent to
10 capture more trees.

11 And then we are adding a section that -- that
12 makes it clear that hazardous trees in poor condition,
13 dead, deceased or those trees that are considered invasive
14 by the Missouri Department of Conservation can be removed
15 with no penalty, and they're not counted towards that
16 50 percent maximum.

17 And right now we do have in that section, you
18 are allowed an additional 10 percent tree removal, once
19 you've hit that 75 percent max or whatever it is that you
20 have submitted for your -- at the time of your preliminary
21 plat.

22 During construction you're allowed an additional
23 10 percent tree removal. We have removed that.
24 50 percent is now the max.

25 And then we did have a replacement requirement

1 of one-to-one for those trees that are removed beyond that
2 additional 10 percent on top of that 76 percent max.

3 So now those trees are to be replaced on a
4 one-to-one basis if they're 6-inch diameter at breast
5 height or more, and then if they're 20 or above, they're
6 replaced on a two-to-one basis because those are much
7 larger trees.

8 And then we've also lowered the required caliper
9 inch, which is how big they have to be when you plant
10 them, to 2.5 inches because 3 inches, which we had before,
11 is a bit hard to find. So we have just made that a little
12 bit smaller, so they're easier to put those new plants in.

13 So those are the changes to the existing.

14 And then we do have the proposed Section
15 405.560, which is for residential tree protection and
16 replacement.

17 So this is our all new section. It does promote
18 the Comprehensive Plan, and it protects the natural
19 resources of the City of Creve Coeur, which is the goal of
20 protecting the trees, and it will apply to existing
21 single-family lots in Districts A, B, C and D.

22 And it will be triggered for new homes or any
23 impervious area with construction that increases it by
24 50 percent or more.

25 Again, that's the -- the purpose and the intent

1 for that one.

2 Then we do also -- Section C requires a tree
3 protection and replacement plan submitted at the time of
4 the initial permit for the project, whichever permit comes
5 first. If it's demolition or if it's building permit or
6 any other permit, the tree protection and replacement plan
7 should be submitted at that time.

8 And the tree protection and replacement plan
9 includes a survey of all 6-inch diameter breast height
10 trees. It requires the location of all trees that have
11 been removed in the last twelve months, so that we can
12 kind of get a look back at those removed trees as well, if
13 known, a graphic depiction of the tree protection fencing
14 and the location of any new trees.

15 This -- the requirements do have a max of
16 50 percent retention of all trees 6 inches or more in
17 diameter at breast height to match the changes in the --
18 the subdivision tree protections.

19 And the replacement is, again, on a one-to-one
20 basis for trees 6 inches or more and two-to-one for trees
21 20-inches of diameter of breast height or more for
22 anything removed beyond that 50 percent max, that's the
23 replacement for those.

24 And then we also do allow for payment in lieu of
25 replacement if there's some sort of constraints to the

1 site. So, we do have a forestry account, and those
2 payments will go into that forestry account if the trees
3 are not able to be replaced on that site, then the money
4 for those trees for that payment will still be used to
5 replace trees throughout the city with our Street Tree
6 Program, so that way we're still getting the trees, just,
7 if they can't fit on that site, somewhere else in the
8 city.

9 And that cost will be based on the yearly cost
10 to buy a tree and install a tree based on the Public Works
11 Department's figures.

12 And then the street tree requirements, we have
13 not touched those. Street tree requirements are still
14 required for subdivisions and for these new lots or for
15 all lots, the street tree requirement is still one per
16 30 feet, and those do not count towards the replacement
17 trees. So the trees that you have to replace beyond that
18 50 percent max, your street trees would not count towards
19 those. Those are separate.

20 And then also we have a final report has to be
21 submitted showing compliance with the tree protection and
22 replacement plan before the final inspection or the escrow
23 is released, so that we can make sure that all those
24 requirements have been met.

25 And then, lastly, we have offered an appeal, so

1 we do have an appeal to the Planning and Zoning Commission
2 through a minor site plan if they wish to have -- have
3 their tree requirements have a second look or just bring
4 that to your attention. So there's that section.

5 And then I'll just quickly go over, here's our
6 amendments to our definitions.

7 And so we've just added this new definition of
8 diameter at breast height to both sections. We have it in
9 Section 405.120 and Section 410.590, and that's the
10 subdivision and division of land in the zoning code.
11 That's where that new definition will go.

12 And then also we've made changes to both of
13 these definitions, the tree census and the tree mass, just
14 to reflect that we have changed the -- the size of the
15 tree reflected on those documents and surveyed from 8-inch
16 caliper to 6-inch diameter at breast height, so that we
17 get more of those trees surveyed.

18 And so those are the changes that we have made
19 there.

20 All right. What questions do you have?

21 I know that's a lot of information, so I can go
22 back to any of it.

23 CHAIRMAN LABONTE: Why do we not include the
24 deceased or invasive trees as part of the 50 percent?

25 MS. MOORE: Because those are the types of trees

1 that we would want removed anyway, so we don't want those
2 to count towards your 50 percent max when those are things
3 that we would promote getting rid of anyway.

4 CHAIRMAN LABONTE: It seems like we would maybe
5 want to promote getting rid of them or replacing them. I
6 don't know.

7 MS. MOORE: We don't have them currently
8 reflected as needing to be replaced, yeah.

9 CHAIRMAN LABONTE: Yeah.

10 MS. O'BRIEN: I'm just wondering about cost and
11 whether this would cause people not to want to rehab their
12 house or whatever because the cost of all these trees.

13 I mean what do you think that they might cost,
14 and could they appeal because they just maybe couldn't
15 afford buying trees?

16 MS. MOORE: They can appeal -- they can appeal
17 to the Planning and Zoning Commission with a minor site
18 plan for anything. They -- that's one way they can appeal
19 it.

20 I also do want to point out for existing lots
21 they do have to meet a threshold of increasing the
22 impervious -- the pervious area by 50 percent, which is
23 pretty big, so that's mostly for bigger projects, like
24 larger additions or a new pool house that's maybe the same
25 size as the house or something like that. So it would

1 have to be a pretty big increase for this to kick in for
2 existing lots that aren't having new construction on them,
3 like a new house.

4 But then we also do have that option where they
5 can come before the Planning and Zoning Commission.

6 MS. O'BRIEN: Do we have any laws -- well, I
7 just remember from Chicago, like you couldn't cut a tree
8 down, like you had to get permission to cut a tree down,
9 and I -- do we have anything like that?

10 MS. MOORE: Currently, no. And then after --
11 after this, once your permit's -- once you've had the
12 final inspection and you've complied with this, then, no.

13 MR. JAGGI: Yeah, just to add a little bit of
14 that. Bethany covered it well.

15 This is really geared toward teardown and
16 rebuilds of existing homes on existing lots, that's the
17 focus.

18 But based on earlier discussions we've had at
19 work sessions here with the Commission, we also included
20 any significant additions or land disturbance activities
21 that would equal 50 percent or more of increase in
22 impervious coverage, which, as you said, would -- it's not
23 common at all.

24 So, the target group here is going to be pretty
25 small. Most homeowners will never encounter this

1 ordinance if they're doing even a regular size addition.
2 It's really meant for teardown and rebuilds and those
3 properties that are undergoing significant increases in
4 site coverage and things like that, so.

5 If you're a homeowner and you're just removing a
6 tree, we have no permit for that. This doesn't even speak
7 to any of that. So it's a little bit lighter of approach
8 in terms of what other cities around us even do. They go
9 even a lot further than this, but I think we all agreed
10 that, especially starting out, we were going to kind of
11 take this approach, and look more at a one-for-one
12 replacement, lowering the threshold, but still
13 understanding there's tree removal that will have to take
14 place in order to rebuild homes in the city and things
15 like that.

16 And then, Bethany, you didn't -- did you mention
17 the E&E review, the committee review?

18 MS. MOORE: Oh, HEB?

19 MR. JAGGI: Uh-huh. I'm sorry, yes. Yes, HEB.

20 MS. MOORE: Yeah, so we also went before HEB --
21 HEB twice and discussed this. And we do have a letter of
22 support, which was provided in the documents for you guys.
23 They are supportive of this.

24 We talked about the ordinance with them, and
25 then we also talked about the tree list, because we do

1 have an existing tree list that's maintained by the
2 Department of Public Works, and that would still be the
3 tree list for the approved trees or the recommended trees
4 for them to review, and they were happy with both.

5 MR. WANG: So this recommended tree list --

6 MS. MOORE: Uh-huh.

7 MR. WANG: -- it's just a list for us to look at
8 and --

9 MS. MOORE: It -- yes, and --

10 MR. WANG: -- doesn't carry --

11 MS. MOORE: -- it's not codified because it
12 could change, and when we were having meetings with
13 Department of Public Works, it does change.

14 So it -- they have a list of street trees, but
15 then they also have a list of recommended trees, so that
16 would just be trees that are not invasive that, I think,
17 don't carry a lot of disease, that maybe don't drop things
18 as much, but that list changes, and, of course, we could
19 review any additional trees as long as they weren't
20 invasive.

21 MR. WANG: Is there a substantial difference
22 when you pick a tree that's on this list and anything
23 different?

24 MS. MOORE: No, I mean this is -- it's just a
25 recommended list. It's not a -- it's not a hard these are

1 the only ones you can have approval for. It's just
2 recommended, and it's just a list that they've maintained
3 and rotated just for the public's use.

4 MR. LUMLEY: But for these purposes, it is being
5 mandated in the ordinance.

6 MS. MOORE: That they use -- that they look --
7 yes.

8 MR. LUMLEY: They have to take it from list, so
9 that would be another --

10 MS. MOORE: Yes.

11 MR. LUMLEY: -- potential appeal if somebody --
12 I would think their first step would be to try and get HEB
13 to just change -- add another tree to the list, be easier.
14 But if they had something they really felt strongly about,
15 they could go to the Commission.

16 MS. MOORE: Yes, and that list is not codified,
17 so that if we do need to change it, it wouldn't -- it
18 wouldn't take amendment, the text amendment.

19 CHAIRMAN LABONTE: Any other questions?

20 MR. LUMLEY: You want to close the hearing then?

21 CHAIRMAN LABONTE: Yeah, let's close the
22 hearing.

23 MR. LUMLEY: Offer the following exhibits in the
24 record of this public hearing: Documentation in
25 possession of the City Clerk reflecting the public notice

1 that's been provided, the staff report and draft
2 ordinance, the City Code of Ordinances and Charter, the
3 City Comprehensive Plan and the public file regarding the
4 application.

5 (The Public Hearing was closed at 6:30 p.m.)

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9
10 STATE OF MISSOURI)
11) SS
12 COUNTY OF ST. LOUIS)

13 I, Deborah K. McLaughlin, Registered
14 Professional Reporter, Missouri Certified Court Reporter,
15 Illinois Certified Shorthand Reporter and Kansas Certified
16 Court Reporter, do hereby certify that I reported the
17 Planning and Zoning Public Hearing stenographically and
18 later reduced to typewriting; and that this is a true and
19 accurate transcript of the public hearing.

20
21
22 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

23 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
24
25



**APPLICATION TO PLANNING AND ZONING COMMISSION
#22-025: TEXT AMENDMENT TO MODIFY THE HOME OCCUPATIONS
REQUIREMENTS FOR PERMITTED USES IN COMPLIANCE WITH CHANGES
TO STATE LAW ACCORDING TO HOUSE BILL 1662**

FOR THE MEETING OF: Monday, September 19, 2022, 6:00 P.M.

REQUEST: Jason Jaggi, Director of Community Development, on behalf of the City of Creve Coeur, has submitted an application for text amendments to Section 405.450.A of the Zoning Ordinance which regulates home occupations. Recent changes in state law have occurred as a result of House Bill 1662 (2022) which requires updates to the City's zoning regulations for home-based businesses. The amendment allows for less regulation of home-based businesses while preserving residential appearance, preventing adverse impacts on the character of the surrounding neighborhood, and protecting public health and safety.

ADDITIONAL INFORMATION: Text Amendments to the Zoning Ordinance require a public hearing and review by the Planning and Zoning Commission with final approval by the City Council.

APPLICANT: Jason Jaggi
Director of Community
Development
300 N. New Ballas Road
Creve Coeur, MO 63141

REPORT PREPARED BY: Bethany L. Moore, City Planner

DATE: September 13, 2022

ATTACHMENTS: Draft Ordinance

Key Issues:

- Are the changes consistent with the purposes of the Zoning Code?
- Are the changes consistent with the objectives and strategies of the Comprehensive Plan?

Zoning Code References

- Section 405.450.A.
Permitted Use. Home Occupations.

**101st Missouri General
Assembly**

- House Bill No. 1662

BACKGROUND

Home Occupations regulations are enforced on a complaint basis as the City of Creve Coeur does not issue permits or conduct inspections for them. No changes to this practice are proposed with the amendment. The current regulations for Home Occupations were enacted in 1997 and has been modified several times since then with the most recent significant amendment in 2013.

AMENDMENT REQUEST

The submitted amendment is to revise the requirements for Home Occupations as state law has changed regarding the ability of local government to regulate home occupations with House Bill Number 1662, 2022. The amendment would loosen the requirements on home-based businesses while preserving residential appearance and preventing adverse neighborhood impacts. The home-based business would still have to be secondary to the residential use and the residential appearance would be maintained. The listed types of allowed home-occupations have been removed. The businesses are no longer limited to employing only family members residing on the premises and are instead limited to the occupancy limit for the residential dwelling unit for total number of employees and clients on site.

Please see attached Draft Ordinance for the specific revisions.

MOTION

If the Planning and Zoning Commission believes the proposed changes to the home occupations requirements are appropriate, the following would be a suitable motion for this application:

“I move to recommend approval of the text amendment to modify the Home Occupations requirements as regulated in Section 405.450.A of the Zoning Code as shown on the attached draft ordinance.”

APPENDIX 1: COMPREHENSIVE PLAN

Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE

Included and attached by reference. See body of report for specific excerpts.

**AN ORDINANCE AMENDING SECTION 405.450.A OF THE ZONING ORDINANCE OF THE
CITY OF CREVE COEUR REGARDING HOME OCCUPATIONS**

WHEREAS, Section 405.450.A of the City Zoning Code establishes zoning regulations concerning home occupations; and

WHEREAS, state law has changed regarding the ability of local government to regulate home occupations (HB 1662, 2022) and the Director of Community Development has applied for approval of the necessary zoning ordinance changes, and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri has recognized the need for amendments to such regulations as set forth herein, to comply with state law; and

WHEREAS, the Planning and Zoning Commission of the City of Creve Coeur, Missouri, held a public hearing thereon at the Creve Coeur Government Center on Monday, October 3, 2022, beginning at 6:00 p.m., or immediately following the close of the previous public hearing; and

WHEREAS, the Planning and Zoning Commission reviewed and, by a vote of 4-0, recommended approval of the subject amendments as set forth herein at its meeting on Monday, October 3, 2022; and

WHEREAS, notice of said public hearing had previously been published at least 15 days prior to the hearing in the St. Louis Countian, a newspaper of general circulation in the City of Creve Coeur and otherwise posted and published in accordance with the Zoning Ordinance; and

WHEREAS, all persons who presented themselves at said meeting and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, the City Council being fully informed finds that amending the City Code of Ordinances as set forth herein has been mandated by the State Legislature;

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: Section 405.450.A of the Zoning Ordinance, of the City of Creve Coeur's Code of Ordinances shall be amended as follows:

Home-Based Businesses Occupations.

1. Authorization. Any home-based business-occupation owned or operated by the owner or tenant of the residential dwelling unit that is "no-impact" pursuant to state law¹ including by being customarily incidental and secondary to the principal use of a the residential dwelling unit shall be permitted in any such

¹ Sections 71.990 and 89.500 RSMo (HB 1662 2022).

residential dwelling unit ~~subject to~~based on the provisions of paragraphs (2) and (3) of this Subsection 405.450(A).

2. Use limitations. All home-~~based businesses~~occupations shall comply with the following provisions to preserve residential appearance, prevent adverse impacts on the character of the surrounding neighborhood, and protect public health and safety:

a. The total number of employees and clients on-site at one time shall not exceed the occupancy limit for the residential dwelling unit~~business shall not employ persons other than members of the family residing on the premises.~~

b. The activities of the business shall only occur inside the residential dwelling unit or in the yard, and shall not be visible from a street~~No more than twenty-five percent (25%) of the total combined enclosed floor area of a dwelling unit or any otherwise permissible accessory buildings, including finished or unfinished basement or attic spaces, may be used for such business.~~

c. The use of the residential dwelling unit for the home-based business occupation shall be clearly incidental and secondary~~subordinate~~ to its use for residential purposes by its occupants and shall under no circumstances change the residential character thereof.

d. No alterations~~s~~ to the exterior appearance of the ~~principal~~ residential building or premises shall be made which detracts from~~changes its residential character~~the nature of its appearance as a residence.

e. No mechanical equipment or process shall be used which creates noise, vibration, glare, fumes, odors, or electrical interference detectable ~~to the normal senses~~ outside the residential dwelling unit~~residence housing the home occupation.~~

f. ~~There shall not be any~~No exterior displays or signs other than a name plate as exempted in Section 405.930(E) of Article VIII.

g. ~~There shall be no goods, materials or commodities sold at retail or wholesale or displayed for sale at wholesale or retail from inventory on the premises.~~

gh. There shall be no exterior storage of equipment or material used in connection with the home ~~based business occupation~~.

hi. ~~No traffic shall be~~ generated by such home ~~based business occupation in greater shall not exceed~~ volumes than would normally be expected in ~~thea~~ residential ~~areaneighborhood~~ and any need for parking generated by the conduct of such home ~~based business occupation~~ shall be met ~~by lawful off-the-street parking~~.

ij. A home ~~based business occupation~~ shall be subject to all applicable ~~laws and its activities shall be limited to the sale of lawful goods and services~~ City occupational licenses and permits.

3. ~~Permitted home occupations.~~ Customary home occupations include, but are not limited to, the following list of occupations. Others judged similar or identical thereto by the Zoning Administrator may be added to this list from time to time. Uses that are not similar or identical to any listed permitted home occupation, as determined by the Zoning Administrator, shall be considered prohibited. Each listed occupation shall, in any event, be subject to the limitations of the environmental performance standards provided in Section ~~405.550~~.

a. ~~Architects, engineers, lawyers, realtors, insurance agents, brokers and members of similar professions.~~

b. ~~Artists and sculptors.~~

c. ~~Authors and composers.~~

d. ~~Babysitting not more than four (4) children.~~

e. ~~Dressmakers, seamstresses and tailors.~~

f. ~~Data entry and similar computer work.~~

g. ~~Home crafts such as model making, rug weaving, lapidary work, cabinet making, etc., provided that no machinery or equipment be used or employed other than that which would customarily be found in the home shop, in connection with a hobby or a vocation not conducted for gain or profit.~~

h. ~~Music teachers, provided that instructions shall be limited to one (1) pupil at a time, except for occasional groups.~~

i. ~~Office facility of a minister, rabbi, priest or other similar person associated with a religious organization.~~

~~j. Office facility of salesman, sales representative or manufacturer's representative, only when no retail or wholesale sales are made or transacted on the premises for goods, products or materials displayed, warehoused or stored on premises. Catalogue sales for goods, products or materials not inventoried, warehoused or stored on the premises are permissible.~~
~~k. Similar uses which do not involve retail or wholesale sales transactions on the premises, employment of persons other than occupants of the dwelling, any greater assembly, processing or fabrication operations. Such similar uses must be approved by the Zoning Administrator.~~

SECTION 2: This ordinance shall become effective in accordance with Section 3.11 (g) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

1 PLANNING AND ZONING COMMISSION MEETING

2 CITY OF CREVE COEUR, MISSOURI

3 300 NORTH NEW BALLAS ROAD

4 MONDAY, OCTOBER 3, 2022

5 6:00 P.M.

6
7 PUBLIC HEARING

8 APPLICATION NO. 22-025

9
10 THOSE IN ATTENDANCE:

11 Ms. Julie LaBonte, Chair

12 Mr. AJ Wang

13 Ms. Rhonda O'Brien

14 Ms. Marjorie Richter

15 Mr. Carl Lumley, City Attorney

16 Mr. Jason Jaggi, Director of Community Development

17 Ms. Bethany L. Moore, City Planner

18 Ms. Megan Waller Administrative Supervisor/Recording
19 Secretary

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22 McLaughlin Court Reporting Services, Inc.

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24 4772 Gatesbury Drive
25 St. Louis, MO 63128
(314) 974-1199

1 CHAIRMAN LABONTE: Call the meeting to order at
2 6:01.

3 Okay. Ms. Hall is absent.

4 Mr. Potashnick, absent.

5 Mr. Wang?

6 MR. WANG: Here.

7 CHAIRMAN LABONTE: Ms. O'Brien?

8 MS. O'BRIEN: Here.

9 CHAIRMAN LABONTE: Mr. Buelter?

10 May be tardy.

11 And, Ms. Richter?

12 MS. RICHTER: Here.

13 CHAIRMAN LABONTE: Mr. Lumley?

14 MR. LUMLEY: Present.

15 CHAIRMAN LABONTE: Mr. Jaggi?

16 MR. JAGGI: Here.

17 CHAIRMAN LABONTE: Ms. Moore?

18 MS. MOORE: Here.

19 CHAIRMAN LABONTE: And, Ms. Waller?

20 MS. WALLER: Present.

21 CHAIRMAN LABONTE: So we're good, cause we still
22 have four?

23 MR. LUMLEY: Correct.

24 CHAIRMAN LABONTE: So we will move to our New
25 Business.

1 And with the public hearing, we'll need you to
2 come forward and be sworn.

3 Okay. So the first New Business item is
4 Application 22-025: Text Amendment to Modify the Home
5 Occupations Regulations for Permitted Uses in Compliance
6 with Changes to State Law According to House Bill 1662.

7 (Jason Jaggi and Bethany Moore were sworn in by
8 the court reporter.)

9 MS. MOORE: Okay. Bethany Moore, City Planner.

10 So, this is a text amendment to modify our home
11 occupations requirements. And like Julie mentioned, it is
12 due to changes in state law.

13 So, I've just outlined some of the changes that
14 we have. It has changed the percentage of the home used
15 for business. We had it limited to a percentage of the
16 home, and this -- the new change allows the whole entire
17 home to be used and the backyard as long as it's not in
18 front of the home.

19 And then our existing ordinance limited the
20 number and type of employees, so you could only employ
21 family members, and they could only be people who lived in
22 the home.

23 Now, the number and type of employees are just
24 restricted to the occupancy. So you can have people who
25 are not related working there, but your occupancy still

1 limits how many people you can have employed and also
2 taking part in the business, so that would be customers as
3 well.

4 And then, also, the types. Our current -- our
5 current ordinance limits the types of business that --
6 businesses that would be considered allowed for home-based
7 businesses, and that section has been removed. Now any
8 business can operate in the home as long as they operate
9 within the parameters listed in the ordinance.

10 Any questions about that?

11 CHAIRMAN LABONTE: So did these -- these changes
12 just follow right along with the state law --

13 MS. MOORE: They do.

14 CHAIRMAN LABONTE: -- changes?

15 MS. MOORE: Yeah, it just takes away some of the
16 restrictions that we had and make them in accordance with
17 the state law.

18 MS. RICHTER: Did the state law come about due
19 to the pandemic?

20 MS. MOORE: It came about after, so maybe, I'm
21 not sure. It seems like it based on what they changed it
22 to.

23 MS. RICHTER: Maybe some people weren't allowed
24 to work at home based on --

25 MS. MOORE: Right.

1 MS. RICHTER: -- restrictions.

2 MS. MOORE: Yes, and this definitely allows for
3 more of those uses.

4 Any other questions? All right.

5 MR. JAGGI: Bethany, I don't know if you
6 mentioned. We don't -- we don't actually permit these
7 either, so.

8 MS. MOORE: Correct. We operate it on a
9 complaint basis, so we only review them if we get a
10 complaint.

11 CHAIRMAN LABONTE: I was going to ask about
12 that, though, with the -- with the daycare, cause I know
13 like it listed, you know, people teaching piano or
14 daycare, but I think it had initially you could only have,
15 from what I remember, reading.

16 MS. MOORE: Right, yeah, it listed those types
17 of uses.

18 CHAIRMAN LABONTE: Those types of businesses,
19 but do we license daycares too or do we have --

20 MR. JAGGI: We do not. The city doesn't, but
21 the state does.

22 MR. LUMLEY: The state does, but --

23 CHAIRMAN LABONTE: The state does.

24 MR. LUMLEY: -- I forget the number. There's a
25 minimum number that you can do.

1 CHAIRMAN LABONTE: Okay.

2 MR. LUMLEY: But it's getting larger, maybe like
3 five kids. That's just from memory. But they definitely,
4 at some point, it kicks into state regulations and, you
5 know, space requirements for the number, you know, so, you
6 can't get away with, you know, stuffing 30 little kids
7 into a living room.

8 And, actually --

9 CHAIRMAN LABONTE: Yeah, I -- I wonder, though,
10 like do we need to say --

11 MR. LUMLEY: -- I think the four was probably
12 driven by that state requirement.

13 CHAIRMAN LABONTE: Well, that's what I was kind
14 of wondering, though. Do we need to say something -- I
15 guess it says all applicable laws.

16 MR. LUMLEY: Right.

17 CHAIRMAN LABONTE: Do we need to call out which
18 laws or it's just laws in general?

19 MR. LUMLEY: It changes so frequently, we can't
20 update that all the time. You know, regulate it like,
21 you're not going to be able to have, you know, a large
22 scale marijuana sales business out of the home because of
23 the regulations that apply to that industry, so.

24 MS. O'BRIEN: There was something in the news
25 feed that talked about the fact that if -- if it got to be

1 of a certain nature then it probably wasn't a home
2 anymore, so then it would be a home, it wouldn't be --

3 MR. LUMLEY: Right. So I mean it's still --
4 it's implicit that people have to be living and sleeping
5 there and treating it like a house, but during the day or,
6 I guess, during the night, whatever the business is.

7 MR. WANG: Does it impact the signage laws too?

8 MS. MOORE: There is a requirement.

9 MR. JAGGI: Yeah, the requirement, I think,
10 stays the same where you can have a nameplate.

11 MS. MOORE: It does limit the signage. I'm
12 sorry.

13 MR. JAGGI: Yeah.

14 MR. LUMLEY: I mean there's argument to be made
15 that control has been taken away, but I'm relying on the
16 fact that it's got to do with the law. Still says you're
17 supposed to preserve the residential character and things
18 like that.

19 CHAIRMAN LABONTE: Uh-huh.

20 MR. LUMLEY: So, it doesn't expressly say that
21 we can do it this way, to have a very limited sign.

22 Now, and, of course, homes can still have
23 their -- their regular temporary signs, you know,
24 (inaudible) for sale signs and all that, and our ordinance
25 on signs complies with the First Amendment by saying you

1 can have whatever words you want on your sign. We don't
2 regulate the contents. So, theoretically, somebody could
3 have, you know, a temporary sign out in their front yard
4 that says, you know, magazines for sale, there's really
5 nothing we can do about that because they're allowed to
6 have a sign.

7 MR. JAGGI: Then that -- yeah, they're using
8 their allocation of sign, yeah, residential signage.

9 But, yeah, specific to home occupations, they
10 can have a nameplate specifically for that reason.

11 MR. LUMLEY: Right. But even today if somebody
12 wanted to they could have a sign in their front yard at
13 their home that says come to my business on Olive and buy
14 things from me. There's nothing we can do to -- to
15 regulate the content.

16 MR. WANG: Then, of course, the mailboxes, I
17 don't think we can do anything about that, right, home
18 mailboxes, just signage?

19 Actually, years ago this particular house I was
20 talking about earlier, when I had my law office there, I
21 had a shark as a mailbox, so.

22 MS. RICHTER: Is that -- is that implying
23 something?

24 MR. WANG: Huh?

25 MS. O'BRIEN: How does it affect the subdivision

1 indentures?

2 MR. LUMLEY: It doesn't affect that, to my
3 recollection, but we'll check that.

4 And they have -- they have -- it has some laws
5 about overriding indentures in terms of solar panels and
6 some other things like that, but I don't recall that they
7 (inaudible). Yeah, it expressly says it doesn't supercede
8 any restrictions.

9 CHAIRMAN LABONTE: Is a permit a law?

10 MR. LUMLEY: No, I wouldn't say that. It's --
11 it's something that a law would require, but we haven't
12 had permits for home occupations for years and years,
13 because it was too difficult to police, and we have very
14 low business license fees anyway.

15 CHAIRMAN LABONTE: Uh-huh.

16 MR. LUMLEY: And so you couldn't justify the
17 staffing time to process to get a \$25 permit, so.

18 CHAIRMAN LABONTE: Well, I was just thinking
19 about back to the daycare. If it -- before it said
20 occupational licenses and permits, but now we say laws,
21 but if -- if you need a permit for a daycare, but that's
22 not a law.

23 MR. LUMLEY: Well, they have to comply with the
24 state law that requires.

25 CHAIRMAN LABONTE: Okay.

1 MR. LUMLEY: Yeah.

2 CHAIRMAN LABONTE: The state -- so there is a
3 law that --

4 MR. JAGGI: It's not a permit by the city.

5 CHAIRMAN LABONTE: Okay. Yeah. Yeah. Okay.

6 MR. JAGGI: So it's a state law, whatever the
7 law --

8 CHAIRMAN LABONTE: A state law.

9 MR. JAGGI: -- the state requires.

10 CHAIRMAN LABONTE: Okay.

11 MR. LUMLEY: Yeah.

12 CHAIRMAN LABONTE: Okay.

13 MR. JAGGI: Whatever permit the state requires.

14 CHAIRMAN LABONTE: Yeah. Okay.

15 MR. WANG: Just an aside, the president of the
16 City Council, his name is misspelled.

17 MR. LUMLEY: Okay. Fix that.

18 MS. MOORE: Thank you.

19 MR. JAGGI: Oh, sure enough, there's an extra P
20 in there.

21 MS. MOORE: Yeah.

22 MR. JAGGI: It took me a few seconds to see the
23 error. It didn't jump out at me right away.

24 MS. MOORE: No, it doesn't. I will fix that.

25 MR. WANG: It's a good name.

1 MR. JAGGI: Yeah, the P is silent.

2 CHAIRMAN LABONTE: Okay. Are there any other
3 questions?

4 MR. JAGGI: So we need a motion.

5 CHAIRMAN LABONTE: Yeah. Offer a motion.

6 MR. LUMLEY: Page 14.

7 MR. WANG: Page 14. I'm sorry, I was looking at
8 something else. Hold on.

9 Okay. I move to recommend approval of the text
10 amendment to modify the home occupations requirement as
11 regulated in Section 405.450.A of the Zoning Code as shown
12 on the draft ordinance presented at the meeting on
13 October 3rd, 2022.

14 MS. RICHTER: Second.

15 CHAIRMAN LABONTE: Okay. Mr. Wang?

16 MR. WANG: Aye.

17 CHAIRMAN LABONTE: Ms. O'Brien?

18 MS. O'BRIEN: Aye.

19 CHAIRMAN LABONTE: Ms. Richter?

20 MS. RICHTER: Aye.

21 CHAIRMAN LABONTE: And I vote aye.

22 (The Public Hearing was opened to admit the
23 exhibits.)

24 MR. LUMLEY: We forgot to do the exhibits on the
25 prior hearing --

1 CHAIRMAN LABONTE: Oh, sorry.

2 MR. LUMLEY: -- so. I'm the one that forgot.

3 MR. JAGGI: Oh, we forgot to close the exhibits?

4 MR. LUMLEY: Yeah.

5 MR. JAGGI: Yeah.

6 MR. LUMLEY: So on the prior hearing, I'd offer
7 the following exhibits into the record: Documentation in
8 possession of the City Clerk reflecting the public notice
9 that's been provided, the staff report and the draft
10 ordinance of the City's Code of Ordinances and Charter,
11 the City's Comprehensive Plan and the public file
12 regarding the application.

13 (The Public Hearing was closed.)

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1 STATE OF MISSOURI)
2) SS
3 COUNTY OF ST. LOUIS)

4 I, Deborah K. McLaughlin, Registered
5 Professional Reporter, Missouri Certified Court Reporter,
6 Illinois Certified Shorthand Reporter and Kansas Certified
7 Court Reporter, do hereby certify that I reported the
8 Planning and Zoning Public Hearing stenographically and
9 later reduced to typewriting; and that this is a true and
10 accurate transcript of the public hearing.

11
12
13 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR
14 Deborah K. McLaughlin, RPR, MO-CCR, IL-CSR, KS-CCR

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CITY OF CREVE COEUR



Date: October 10, 2022
To: Mark Perkins, City Administrator
From: Lori Obermoeller, Director of Finance
Subject: **Bill No. 6037- An Ordinance authorizing the appropriation of not to exceed \$700,000 for the purpose of defeasing a portion of the city's outstanding general obligation bonds and paying certain costs of such defeasance and authorizing certain other actions in connection therewith. First Reading.**

Attached to this memo is the schedule of events, the distribution list, the preliminary financial analysis, the ordinance and the draft escrow of agreement in connection with the City of Creve Coeur, Missouri 2022 Defeasance, as well as the memo from August 2022 explaining the defeasance.

In summary, this defeasance will allow the City to set the Debt Levy at the voter approved \$.082 per \$100 of Assessed Valuation and will cost about \$15,000 to do. The defeasance will allow the City to deposit any available funds into an Escrow Fund where then these funds will be used to purchase escrowed securities to pay off bonds early. We have hired Gilmore & Bell as Bond Counsel and Stifel, Nicolaus & Company as the Structuring Agent.

I will be happy to answer any questions.

AN ORDINANCE AUTHORIZING THE APPROPRIATION OF NOT TO EXCEED \$700,000 FOR THE PURPOSE OF DEFEASING A PORTION OF THE CITY'S OUTSTANDING GENERAL OBLIGATION BONDS AND PAYING CERTAIN COSTS OF SUCH DEFEASANCE AND AUTHORIZING CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Creve Coeur, Missouri (the "City"), by Ordinance adopted on April 24, 2017 (the "Series 2017 Ordinance"), issued \$10,635,000 original principal amount of General Obligation Bonds, Series 2017 (the "Series 2017 Bonds"); and

WHEREAS, the City now desires to defease a portion of the Series 2017 Bonds scheduled to mature on March 1, 2037 (the "Defeased Bonds"), pursuant to an Escrow Trust Agreement dated November 8, 2022 (the "Escrow Agreement"), to be entered into between the City and UMB Bank, N.A., as escrow agent (the "Escrow Agent"); and

WHEREAS, the City intends to use funds on deposit in the City's Debt Service Fund to (a) defease the Defeased Bonds by depositing cash or certain securities permitted by the Series 2017 Ordinance with the Escrow Agent under the Escrow Agreement and (b) pay certain costs of the transaction.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI, AS FOLLOWS:

Section 1. Authorization of Escrow Agreement. The City is hereby authorized to enter into the Escrow Agreement in substantially the form attached as **Exhibit A**, with such changes therein as shall be approved by the officers of the City executing such document, such officers' signatures thereon being conclusive evidence of their approval thereof.

Section 2. Execution of Documents. The City is hereby authorized to enter into and the City Administrator is hereby authorized and directed to execute and deliver, for and on behalf of and as the act and deed of the City, such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance. The City Clerk is hereby authorized to attest to such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3. Appropriation of Money. The City Council hereby irrevocably budgets and appropriates money from the City's Debt Service Fund in an amount not to exceed \$700,000 to defease the Defeased Bonds and pay certain costs of defeasing the Defeased Bonds. The money shall be transferred from the Debt Service Fund to the Escrow Agent for credit to the Escrow Fund (as defined in the Escrow Agreement) and the Costs of Transaction Fund (as defined in the Escrow Agreement) and applied as provided in the Escrow Agreement.

Section 4. Further Authority.

(a) The officers, agents and employees of the City, including the Mayor, City Administrator, Director of Finance, City Clerk and City Attorney, are authorized and directed to execute such documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance, and to carry out, comply with and perform the duties of the City, and to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution of such documents or taking of such action shall be conclusive evidence of such necessity or advisability.

(b) The Escrow Agent is hereby authorized to carry out, on behalf of the City, the duties, terms and provisions of the Escrow Agreement, and the Escrow Agent, Stifel, Nicolaus & Company, Incorporated, as structuring agent, and Gilmore & Bell, P.C., as bond counsel, are authorized to take all necessary actions for the subscription and purchase of the Escrowed Securities (as defined in the Escrow Agreement) described therein.

Section 5. Effective Date. This Ordinance shall take effect and be in full force and effect immediately after its adoption by the City Council and approval by the Mayor.

ADOPTED THIS _____ **DAY OF OCTOBER, 2022.**

Joseph Martinich, President of City Council

APPROVED THIS _____ **DAY OF OCTOBER, 2022.**

Dr. Robert Hoffman, Mayor

ATTEST:

Kellie Henke, City Clerk

EXHIBIT A

ESCROW TRUST AGREEMENT

[On file in the Office of the City Clerk.]

ESCROW TRUST AGREEMENT

Dated November 8, 2022

between the

CITY OF CREVE COEUR, MISSOURI

and

**UMB BANK, N.A.,
as Escrow Agent**

**Entered in Connection with the Defeasance of a Portion of
the City's General Obligation Bonds, Series 2017**

ESCROW TRUST AGREEMENT

THIS ESCROW TRUST AGREEMENT dated November 8, 2022 (this “**Agreement**”), between the City of Creve Coeur, Missouri (the “**City**”), and UMB Bank, N.A., a national banking association with a corporate trust office located in St. Louis, Missouri, and having full trust powers, as Escrow Agent (the “**Escrow Agent**”).

RECITALS:

1. The City has previously duly authorized and issued the following series of general obligation bonds:

<u>Series of Bonds</u>	<u>Issue Date</u>	<u>Original Principal Amount</u>
General Obligation Bonds, Series 2017 (the “ Series 2017 Bonds ”)	May 8, 2017	\$10,635,000

2. The City desires to defease a portion of the Series 2017 Bonds maturing on March 1, 2037, in the aggregate principal amount of \$ _____ (the “**Defeased Bonds**”), as further described on **Schedule 1**.

3. The Defeased Bonds will be subject to redemption prior to maturity and will have interest payable in the amounts and at the times shown on **Schedule 1**.

4. The City intends to provide for the payment of the principal of and interest on the Defeased Bonds through the purchase of non-callable United States Treasury Obligations described on **Schedule 2**.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants set forth below, the parties to this Agreement agree as follows:

Section 1. Definitions. The following capitalized words and terms used in this Agreement have the following meanings:

“**Bond Counsel**” means Gilmore & Bell, P.C., or other firm of attorneys nationally recognized on the subject of municipal bonds.

“**Bond Payment Date**” means any date on which the principal of or interest on any of the Defeased Bonds is due and payable, including the Redemption Date (as defined herein) of the Defeased Bonds.

“**Costs of Transaction Fund**” means the fund by that name referred to in **Section 3**.

“**Escrow Agent**” means UMB Bank, N.A., and its successor or successors at the time acting as Escrow Agent under this Agreement.

“**Escrow Fund**” means the fund by that name referred to in **Section 3**.

“**Escrowed Securities**” means the non-callable direct obligations of the United States of America listed on **Schedule 2** and any Substitute Escrowed Securities.

“Paying Agent” means UMB Bank, N.A., the paying agent for the Defeased Bonds as designated in the Series 2017 Ordinance and any successor(s) at the time acting as paying agent for any of the Defeased Bonds.

“Series 2017 Ordinance” means Ordinance No. 5527 adopted by the City Council of the City on April 24, 2017, under which the Series 2017 Bonds were issued.

“Substitute Escrowed Securities” means non-callable direct obligations of the United States of America, which have been acquired by the Escrow Agent and substituted for Escrowed Securities in accordance with **Section 8**.

Section 2. Receipt of Series 2017 Ordinance. The Escrow Agent hereby acknowledges receipt of a true and correct copy of the Series 2017 Ordinance, and reference herein to or citation herein of any provisions of said document is deemed to incorporate the same as a part of this Agreement in the same manner and with the same effect as if it were fully set forth herein.

Section 3. Creation of Escrow Fund and Costs of Transaction Fund. There are hereby created and established with the Escrow Agent the following special and irrevocable trust funds to be held in the custody of the Escrow Agent and designated as follows:

(a) the “Escrow Fund for the City of Creve Coeur, Missouri, General Obligation Bonds, Series 2017 Defeasance” (the **“Escrow Fund”**); and

(b) the “Costs of Transaction Fund for the City of Creve Coeur, Missouri, General Obligation Bonds, Series 2017 Defeasance” (the **“Costs of Transaction Fund”**).

Section 4. Verification of Certified Public Accountants. Robert Thomas CPA, LLC, Shawnee Mission, Kansas, certified public accountants, has verified the mathematical computations performed by Stifel, Nicolaus & Company, Incorporated, as structuring agent to the City, which demonstrate that the cash held in the Escrow Fund, together with the maturing Escrowed Securities and interest to accrue thereon, will be sufficient to pay the principal of and interest on the Defeased Bonds on the respective Bond Payment Dates, a copy of which verification report has been delivered to the City and the Escrow Agent concurrently with the execution and delivery of this Agreement.

Section 5. Deposits to the Escrow Fund and Costs of Transaction Fund.

(a) The City herewith deposits with the Escrow Agent, and the Escrow Agent acknowledges receipt and deposit into the Escrow Fund of \$_____ from available funds of the City. The Escrow Agent shall retain \$_____ as a beginning cash balance and shall apply the balance of such amount to purchase the Escrowed Securities described on **Schedule 2**, which shall be delivered to and deposited in the Escrow Fund.

(b) The City herewith deposits with the Escrow Agent, and the Escrow Agent acknowledges receipt and deposit into the Costs of Transaction Fund of \$_____ from available funds of the City, and the City authorizes and directs the Escrow Agent to apply such amount to pay the costs set forth on **Schedule 3** upon receipt of an invoice from the applicable payee. Any amounts remaining in the Costs of Transaction Fund on February 15, 2023, that are not needed to pay any remaining costs of the transaction, shall be transferred by the Escrow Agent to the City for deposit into the City’s debt service fund.

Section 6. Creation of Lien. The escrow created hereby is irrevocable. The holders of the Defeased Bonds are hereby given an express lien on and security interest in the Escrowed Securities and the cash in the Escrow Fund and all earnings thereon until used and applied in accordance with this

Agreement. The matured principal of and earnings on the Escrowed Securities and any cash in the Escrow Fund are hereby pledged and assigned and must be applied solely to the payment of the principal of and interest on the Defeased Bonds.

Section 7. Application of Cash and Escrowed Securities in the Escrow Fund.

(a) Except as otherwise expressly provided in this Section or in **Section 8**, the Escrow Agent will have no power or duty to invest any money held hereunder or to sell, transfer or otherwise dispose of any Escrowed Securities.

(b) On or prior to each Bond Payment Date, the Escrow Agent shall withdraw from the Escrow Fund an amount equal to the principal of and interest on the Defeased Bonds becoming due and payable on such Bond Payment Date, as set forth on **Schedule 1**, and shall forward such amount to the Paying Agent so that immediately available funds will reach the Paying Agent's office on or before 12:00 Noon, Central Time, on such Bond Payment Date. To make the payments required by this subsection (b), the Escrow Agent is hereby authorized to redeem or otherwise dispose of Escrowed Securities in accordance with the maturity schedule on **Schedule 2**. The liability of the Escrow Agent to make the payments required by this subsection (b) is limited to the money and Escrowed Securities in the Escrow Fund.

(c) Upon the payment in full of the principal of and interest on the Defeased Bonds, all remaining money and Escrowed Securities in the Escrow Fund, together with any interest thereon, shall be transferred to the City for deposit in the City's debt service fund.

(d) Cash held from time to time in the Escrow Fund will be held uninvested.

Section 8. Substitute Escrowed Securities.

(a) If any of the Escrowed Securities are not available for delivery on the date of this Agreement, the Escrow Agent is directed to accept substitute securities in lieu thereof, provided:

(1) the substitute securities are non-callable direct obligations of the United States of America;

(2) the maturing principal of and interest on such substitute securities is equal to or greater than the maturity value of such unavailable Escrowed Securities;

(3) the principal of and interest on the substitute securities is payable on or before the maturity date of the unavailable Escrowed Securities; and

(4) the City and Bond Counsel approve such substitution in writing.

(b) At the written request of the City and upon compliance with the conditions hereinafter stated, the Escrow Agent will have the power to sell, transfer, request the redemption of or otherwise dispose of the Escrowed Securities and to substitute for the Escrowed Securities solely cash or Substitute Escrowed Securities. The Escrow Agent shall purchase such Substitute Escrowed Securities with the proceeds derived from the sale, transfer, redemption or other disposition of the Escrowed Securities together with any other funds available for such purpose. The substitution may be effected only if:

(1) the substitution of the Substitute Escrowed Securities for the original Escrowed Securities occurs simultaneously;

(2) the Escrow Agent receives from an independent certified public accountant a certification to the effect that after such substitution:

(A) the principal of and interest on the Escrowed Securities to be held in the Escrow Fund after giving effect to the substitution (including Substitute Escrowed Securities to be acquired), together with any other money to be held in the Escrow Fund after such transaction, will be sufficient to pay all remaining principal of and interest on the Defeased Bonds as set forth on **Schedule 1**; and

(B) the amounts and dates of the anticipated transfers from the Escrow Fund to the Paying Agent for the Defeased Bonds will not be diminished or postponed thereby; and

(3) the Escrow Agent receives an opinion of Bond Counsel to the effect that such substitution is permitted under this Agreement and will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation under then existing law.

(c) If any substitution permitted in paragraph (b) above results in cash held in the Escrow Fund in excess of the amount required to fully pay the Defeased Bonds, as certified in subparagraph (b)(2) above, the Escrow Agent shall, at the written request of the City, withdraw such excess from the Escrow Fund and pay such excess to the City for deposit in the City's debt service fund, to be applied as provided by law; provided that, in the opinion of Bond Counsel, such withdrawal and application will not be contrary to Missouri law and will not cause the interest on the Defeased Bonds to become included in gross income for purposes of federal income taxation under then existing law.

Section 9. Redemption of Defeased Bonds.

(a) Pursuant to the Series 2017 Ordinance, the City has elected to call the Defeased Bonds for redemption and payment prior to maturity on March 1, 2025 (the "**Redemption Date**"). In accordance with the provisions of the Series 2017 Ordinance, the City has provided the Paying Agent with irrevocable instructions to provide notice of redemption of the Defeased Bonds as required by the Series 2017 Ordinance.

(b) The City hereby directs the Escrow Agent to direct the Paying Agent in writing, not less than 45 days prior to the Redemption Date, to give additional notice of redemption of the Defeased Bonds as provided in the Series 2017 Ordinance, said additional notice to be given not more than 60 days nor less than 30 days prior to the Redemption Date; it being understood, however, that said additional notice is for convenience in facilitating said redemption and failure to give any such notice shall not affect the validity of the call for redemption of the Defeased Bonds. The City hereby directs the Escrow Agent to take such further action as may be necessary under the Series 2017 Ordinance to redeem the Defeased Bonds in the principal amount and at the time set forth on **Schedule 1**.

Section 10. Reports of the Escrow Agent. As long as any of the Defeased Bonds, together with the interest thereon, have not been paid in full, the Escrow Agent shall, at least 60 days prior to each Bond Payment Date, determine the amount of money which will be available in the Escrow Fund to pay the principal of and interest on the Defeased Bonds on the next Bond Payment Date and certify in writing to the City (a) the amount so determined and (b) a list of the money and Escrowed Securities held by it in the Escrow Fund on the date of such certification, including all money held by it which was received as interest or profit from the Escrowed Securities.

Section 11. Liability of Escrow Agent.

(a) The Escrow Agent will not be liable for any loss resulting from any investment, sale, transfer or other disposition made in compliance with the provisions of this Agreement. The Escrow Agent will have no lien whatsoever on any of the money or Escrowed Securities on deposit in the Escrow Fund for the payment of fees and expenses for services rendered by the Escrow Agent under this Agreement or otherwise.

(b) The Escrow Agent will not be liable for the accuracy of the calculations as to the sufficiency of the Escrowed Securities and money to pay the Defeased Bonds. So long as the Escrow Agent applies the Escrowed Securities and money as provided herein, the Escrow Agent will not be liable for any deficiencies in the amounts necessary to pay the Defeased Bonds caused by such calculations. Notwithstanding the foregoing, the Escrow Agent will not be relieved of liability arising from and proximate to its failure to comply fully with the terms of this Agreement.

(c) If the Escrow Agent fails to account for any of the Escrowed Securities or money received by it, said Escrowed Securities or money will be and remain the property of the City in trust for the holders of the Defeased Bonds, and, if for any reason such Escrowed Securities or money are not applied as herein provided, the assets of the Escrow Agent will be impressed with a trust for the amount thereof until the required application is made.

(d) The Escrow Agent shall not be responsible for any action or failure to take action on the part of the Paying Agent.

(e) The Escrow Agent may rely and shall be protected in acting upon or refraining from acting upon in good faith any ordinance, resolution, certificate, statement, instrument, opinion, report, notice, request, direction, consent, verification, order, bond, debenture or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or parties.

(f) The Escrow Agent undertakes to perform such duties and only such duties as are specifically set forth in this Agreement.

(g) No provision of this Agreement shall be construed to relieve the Escrow Agent from liability for its own negligent action, its own negligent failure to act or its own willful misconduct, except that the Escrow Agent shall not be liable for any error of judgment made in good faith by an authorized officer, employee or agent of the Escrow Agent, unless it shall be proved that the Escrow Agent was negligent in ascertaining the pertinent facts.

(h) Whether or not therein expressly so provided, every provision of this Agreement relating to the conduct or affecting the liability of or affording protection to the Escrow Agent shall be subject to the provisions of this Section.

Section 12. Fees and Costs of the Escrow Agent.

(a) The aggregate amount of the costs, fees and expenses of the Escrow Agent in connection with the creation of the escrow described in and created by this Agreement and in carrying out any of the duties, terms or provisions of this Agreement is an acceptance fee in the amount of \$_____, which amount shall be paid from funds on deposit in the Costs of Transaction Fund pursuant to the terms of **Section 5(b)**, and an annual fee of \$_____ to be billed to the City in arrears.

(b) Notwithstanding the preceding paragraph, the Escrow Agent will be entitled to reimbursement from the City of reasonable out-of-pocket, legal or extraordinary expenses incurred in

carrying out the duties, terms or provisions of this Agreement. Claims for such reimbursement may be made to the City, and in no event will such reimbursement be made from funds held by the Escrow Agent pursuant to this Agreement.

(c) If the Escrow Agent resigns prior to the expiration of this Agreement, the Escrow Agent shall rebate to the City a ratable portion of any fee previously paid by the City to the Escrow Agent for its services under this Agreement.

Section 13. Resignation or Removal of Escrow Agent; Successor Escrow Agent.

(a) The Escrow Agent may at any time resign and be discharged from its duties and responsibilities under this Agreement by giving written notice, by registered or certified mail, to the City and the Paying Agent (who shall give notice to all of the owners of record of the Defeased Bonds) at least 60 days before the date when the resignation is to take effect. Such resignation will take effect immediately upon:

- (1) the acceptance of the City of the resignation;
- (2) the appointment of a successor Escrow Agent (which may be a temporary Escrow Agent) by the City;
- (3) the successor Escrow Agent's acceptance of the terms, covenants and conditions of this Agreement;
- (4) the transfer of the Escrow Fund, including the money and Escrowed Securities held therein, to the successor Escrow Agent; and
- (5) the completion of any other actions required for the principal of and interest on the Escrowed Securities to be made payable to such successor Escrow Agent instead of the resigning Escrow Agent.

(b) The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and the City and signed by the owners of a majority in principal amount of the Defeased Bonds then outstanding. The Escrow Agent may also be removed by the City if the Escrow Agent fails to make timely payment on any Bond Payment Date to the Paying Agent of the amounts required to be paid by it on such Bond Payment Date by **Section 7(b)** of this Agreement. Any removal pursuant to this paragraph will become effective upon:

- (1) the City sending, by registered or certified mail, on or before the date of such removal, written notice to the Paying Agent and to all registered owners of the Defeased Bonds;
- (2) the appointment by the City of a successor Escrow Agent (which may be a temporary successor Escrow Agent);
- (3) the acceptance of such successor Escrow Agent of the terms, covenants and conditions of this Agreement;
- (4) the transfer of the Escrow Fund, including the money and Escrowed Securities held therein, to such successor Escrow Agent; and

(5) the completion of any other actions required for the principal of and interest on the Escrowed Securities to be made payable to such successor Escrow Agent instead of the Escrow Agent being removed.

(c) If the Escrow Agent resigns or is removed, dissolved, or in the course of dissolution or liquidation, or otherwise becomes incapable of acting hereunder, or if the Escrow Agent is taken under the control of any public officer or officers, or of a receiver appointed by a court, the City shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent is appointed by the City in the manner above provided, and any such temporary Escrow Agent so appointed by the City will immediately and without further act be superseded by the successor Escrow Agent so appointed.

(d) If no appointment of a successor Escrow Agent or a temporary successor Escrow Agent has been made pursuant to the foregoing provisions of this Section within 60 days after the Escrow Agent has given written notice of its resignation to the City, the holder of any of the Defeased Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it deems proper, appoint a successor Escrow Agent.

(e) Any successor Escrow Agent must be a bank or trust company with trust powers authorized to do business in the State of Missouri and organized under the banking laws of the United States or the State of Missouri and have at the time of appointment capital and surplus of not less than \$25,000,000.

(f) Every successor Escrow Agent appointed under this Agreement shall execute, acknowledge and deliver to its predecessor and to the City an instrument in writing accepting such appointment hereunder, and thereupon such successor Escrow Agent without any further act, deed or conveyance will become fully vested with all the rights, immunities, powers, trusts, duties and obligations of its predecessor, but such predecessor shall, nevertheless, on the written request of such successor Escrow Agent or the City, execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights, powers and trusts of such predecessor hereunder, and every predecessor Escrow Agent shall deliver all securities and money held by it in the Escrow Fund to its successor. Should any transfer, assignment or instrument in writing from the City be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, properties, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing will, on request, be executed, acknowledged and delivered by the City.

(g) Any bank or trust company into which the Escrow Agent, or any successor to it of the duties and responsibilities created by this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or any bank or trust company resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it may be a party, will, unless the City objects, be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of the parties hereto. If the City files with the Escrow Agent a written objection to such succession within 30 days of notice to the City of the merger, conversion, consolidation or reorganization, then the Escrow Agent will be treated as though it has resigned under the terms of paragraph (a) of this Section.

Section 14. Limitation on Liability of the City. The City will not be liable (a) for any loss resulting from any investment made pursuant to this Agreement, (b) for the accuracy of the calculations as to the sufficiency of the Escrowed Securities and money in the Escrow Fund to pay the principal of and interest on the Defeased Bonds or (c) for any acts of the Escrow Agent, except as described in **Section 16.**

Section 15. Amendments to this Agreement.

(a) This Agreement is made for the benefit of the City and the registered owners from time to time of the Defeased Bonds, and it may not be repealed, revoked, altered or amended without the written consent of the registered owners of all of the Defeased Bonds, the Escrow Agent and the City. But the City and the Escrow Agent may, without the consent of or notice to such owners, enter into agreements supplemental to this Agreement if such supplemental agreements do not adversely affect the rights of such owners and are not inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (1) to cure any ambiguity or formal defect or omission in this Agreement;
- (2) to grant to, or confer upon, the Escrow Agent for the benefit of the owners of the Defeased Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such owners or the Escrow Agent; and
- (3) to subject to this Agreement additional funds, securities or properties.

(b) The Escrow Agent is entitled to rely exclusively upon an unqualified opinion of Bond Counsel with respect to compliance with this Section, including the extent, if any, to which any change, modification, addition or elimination affects the rights of the owners of the Defeased Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section.

Section 16. Indemnification. Except as provided in **Section 14**, and only to the extent permitted by law, the City hereby assumes liability for and hereby agrees (whether or not any of the transactions contemplated hereby are consummated) to indemnify, protect, save and hold harmless the Escrow Agent and its respective successors, assigns, agents and servants from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, expenses and disbursements (including legal fees and disbursements) of whatever kind and nature which may be imposed on, incurred by, or asserted against, at any time, the Escrow Agent (whether or not also indemnified against the same by the City or any other person under any other agreement or instrument) and in any way relating to or arising out of the execution and delivery of this Agreement, the establishment of the Escrow Fund established hereunder, the acceptance of the cash and securities deposited therein, the purchase of the Escrowed Securities, the retention of the Escrowed Securities or the proceeds thereof and any payment, transfer or other application of cash or securities by the Escrow Agent in accordance with the provisions of this Agreement; provided however, that the City shall not be required to indemnify the Escrow Agent against its own negligence or willful misconduct. In no event shall the City be liable to any person by reason of the transactions contemplated hereby other than to the Escrow Agent as set forth in this Section. The indemnities contained in this Section shall survive the termination of this Agreement.

Section 17. Termination. This Agreement terminates when all transfers required to be made by the Escrow Agent under the provisions of this Agreement have been made.

Section 18. Notices. Except as otherwise provided herein, it is sufficient service of any notice, request, complaint, demand or other paper required by this Agreement to be given to or filed with the following parties if the same is duly mailed by first-class, certified or registered mail addressed:

(a) To the City at:

City of Creve Coeur, Missouri
300 North New Ballas Road
Creve Coeur, Missouri 63141
Attention: City Administrator

(b) To the Escrow Agent or Paying Agent at:

UMB Bank, N.A.
2 South Broadway, Suite 600
St. Louis, Missouri 63102
Attention: Corporate Trust Department

(c) To the State Auditor at:

State Auditor's Office
Truman State Office Building, 8th Floor
301 West High Street
Jefferson City, Missouri 65101

Section 19. Severability. If any one or more of the covenants or agreements provided in this Agreement on the part of the City or the Escrow Agent is determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement is required to be construed to be severable from the remaining covenants and agreements hereunder and will in no way affect the validity of the remaining provisions of this Agreement.

Section 20. Successors and Assigns. All of the covenants, promises and agreements in this Agreement contained by or on behalf of the City or the Escrow Agent are binding upon and inure to the benefit of their respective successors and assigns whether so expressed or not.

Section 21. Electronic Transaction. The transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 22. Governing Law. This Agreement is governed by the applicable law of the State of Missouri.

Section 23. Counterparts. This Agreement may be executed in several counterparts, all or any of which are regarded for all purposes as one original and constitute the same instrument.

Section 24. Anti-Discrimination Against Israel Act. Pursuant to Section 34.600 of the Revised Statutes of Missouri, the Escrow Agent certifies it is not currently engaged in and will not, for the duration of this Agreement, engage in a boycott of goods or services from (a) the State of Israel, (b) companies doing business in or with the State of Israel or authorized by, licensed by, or organized under the laws of the State of Israel, or (c) persons or entities doing business in the State of Israel.

IN WITNESS WHEREOF, the parties hereto have each caused this Agreement to be executed by their duly authorized officers or elected officials and their corporate seals to be hereunder affixed and attested as of the date first above written.

CITY OF CREVE COEUR, MISSOURI

By: _____
Title: City Administrator

(Seal)

By: _____
Title: City Clerk

UMB BANK, N.A., as Escrow Agent

By: _____
Title: Authorized Officer

**SCHEDULE 1
TO ESCROW TRUST AGREEMENT**

THE DEFEASED BONDS

<u>Maturity Date (March 1)</u>	<u>Outstanding Principal Amount</u>	<u>Principal Amount Being Defeased</u>	<u>Interest Rate</u>	<u>CUSIP Number</u>
2037	\$700,000	\$ _____	3.125%	226527 AV1

PAYMENT SCHEDULE OF THE DEFEASED BONDS TO THE REDEMPTION DATE

**SCHEDULE 2
TO ESCROW TRUST AGREEMENT**

ESCROWED SECURITIES

**SCHEDULE 3
TO ESCROW TRUST AGREEMENT**

**COSTS OF TRANSACTION TO BE PAID FROM THE
COSTS OF TRANSACTION FUND¹**

<u>PAYEE</u>	<u>AMOUNT</u>	<u>DESCRIPTION OF SERVICES</u>
Gilmore & Bell, P.C.	\$	Bond Counsel fee
Stifel, Nicolaus & Company, Incorporated		Structuring Agent fee
UMB Bank, N.A.		Escrow Agent fee
Robert Thomas CPA, LLC		Verification Report
CUSIP Global Services		CUSIP fee
Miscellaneous		
TOTAL	<u>\$</u>	

¹ Excess amounts on deposit in the Costs of Transaction Fund on February 15, 2023, if any, shall be returned to the City pursuant to **Section 5(b)**.



**City of Creve Coeur, Missouri
2022 Defeasance**

Schedule of Events

SEPTEMBER 2022						
S	M	T	W	TH	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

OCTOBER 2022						
S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

NOVEMBER 2022						
S	M	T	W	TH	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Denotes Council Meeting

Date	Event	Responsible Party
9/20	Circulate distribution list, schedule of events and preliminary numbers	SN
9/28	Circulate 1 st draft of Defeasance Documents	BC
10/3	Comments due on 1 st draft of Defeasance Documents	ALL
10/4	Circulate 2 nd draft of Defeasance Documents Defeasance Documents posted for Board Meeting	BC BC / CITY
10/10	Council Meeting at 7:00pm; First Reading of Defeasance Ordinance	CITY / BC / SN
10/24	Council Meeting at 7:00pm; Defeasance Ordinance Approved by City Council	CITY / BC / SN
10/25	Purchase Escrow Securities	SN / EA
10/27	Circulate draft of final defeasance documents	BC
10/28	Circulate draft closing memorandum Draft verification report released	SN RT
11/1	Comments due on final documents and closing memorandum Circulate final closing memo Final verification report released	ALL SN RT
11/3	City to send funds to Escrow Agent	CITY
11/8	Closing	ALL

Parties Involved	Code
City of Creve Coeur - Issuer	CITY
Stifel, Nicolaus & Company, Incorporated – Structuring Agent	SN
Gilmore & Bell, P.C. – Bond Counsel	BC
UMB Bank, N.A. – Escrow Agent	EA
Robert Thomas CPA, LLC – Verification Agent	RT



**CITY OF CREVE COEUR, MISSOURI
2022 DEFEASANCE
WORKING GROUP DISTRIBUTION LIST**

	PHONE	EMAIL
ISSUER		
City of Creve Coeur 300 N New Ballas Road Creve Coeur, MO 63141		
Mark Perkins, <i>City Administrator</i>	(314) 872-2511	mperkins@crevecoeurmo.gov
Lori Obermoeller, <i>Director of Finance</i>	(314) 432-6000	lobermoeller@crevecoeurmo.gov
BOND COUNSEL		
Gilmore & Bell, PC One Metropolitan Square, Suite 2000 211 North Broadway St. Louis, MO 63102		
Mark Grimm	(314) 444-4118	mgrimm@gilmorebell.com
Steph Bogue	(314) 444-4120	sbogue@gilmorebell.com
STRUCTURING AGENT		
Stifel, Nicolaus & Company, Inc. One Financial Plaza 501 North Broadway, 10th Floor St. Louis, MO 63102		
Martin Ghafoori	(314) 342-8467	ghafoorim@stifel.com
Becky Esrock	(314) 342-2923	esrockb@stifel.com
Colin Hilpert	(314) 342-8439	hilpertc@stifel.com
ESCROW AGENT		
UMB Bank, N.A. 2 South Broadway, Suite 600 St. Louis, MO 63102		
Brady Faust	(314) 612-8493	brady.faust@umb.com
VERIFICATION AGENT		
Robert Thomas LLP 8303 Cherokee Lane Shawnee Mission, KS 66206		
Jennifer Klumpp	(913) 362-2556	jklumpp@rthomascpa.com

SOURCES AND USES OF FUNDS

City of Creve Coeur, Missouri
2022 Defeasance

Dated Date 11/08/2022
Delivery Date 11/08/2022

Sources:

Other Sources of Funds:	
City Contribution	502,297.00
	502,297.00

Uses:

Defeasance Escrow Deposits:	
SLGS Purchases	487,297.00
Delivery Date Expenses:	
Approximate Cost of Defeasance	15,000.00
	502,297.00

Note: Final Numbers

SUMMARY OF BONDS DEFEASED

City of Creve Coeur, Missouri
2022 Defeasance

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
2017 GO Bonds:					
Serial Bond	03/01/2037	3.125%	480,000	03/01/2025	100.000
			480,000		

Note: Final Numbers

SUMMARY OF UNDEFEASED BONDS

City of Creve Coeur, Missouri
2022 Defeasance

Bond	Maturity Date	Interest Rate	Par Amount
2017 GO Bonds:			
Serial Bond	03/01/2023	3.000%	470,000
	03/01/2024	2.000%	480,000
	03/01/2025	3.000%	490,000
	03/01/2026	2.250%	505,000
	03/01/2027	2.500%	515,000
	03/01/2028	3.000%	530,000
	03/01/2029	3.000%	550,000
	03/01/2030	3.000%	565,000
Term Bond	03/01/2032	3.000%	1,180,000
Serial Bond	03/01/2033	3.000%	620,000
	03/01/2034	3.000%	635,000
	03/01/2035	3.000%	655,000
	03/01/2036	3.125%	675,000
	03/01/2037	3.125%	220,000
			8,090,000

Note: Final Numbers

DEFEASED BOND DEBT SERVICE

City of Creve Coeur, Missouri
2022 Defeasance

2017 GO Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/08/2022					
03/01/2023			7,500	7,500	
09/01/2023			7,500	7,500	15,000
03/01/2024			7,500	7,500	
09/01/2024			7,500	7,500	15,000
03/01/2025			7,500	7,500	
09/01/2025			7,500	7,500	15,000
03/01/2026			7,500	7,500	
09/01/2026			7,500	7,500	15,000
03/01/2027			7,500	7,500	
09/01/2027			7,500	7,500	15,000
03/01/2028			7,500	7,500	
09/01/2028			7,500	7,500	15,000
03/01/2029			7,500	7,500	
09/01/2029			7,500	7,500	15,000
03/01/2030			7,500	7,500	
09/01/2030			7,500	7,500	15,000
03/01/2031			7,500	7,500	
09/01/2031			7,500	7,500	15,000
03/01/2032			7,500	7,500	
09/01/2032			7,500	7,500	15,000
03/01/2033			7,500	7,500	
09/01/2033			7,500	7,500	15,000
03/01/2034			7,500	7,500	
09/01/2034			7,500	7,500	15,000
03/01/2035			7,500	7,500	
09/01/2035			7,500	7,500	15,000
03/01/2036			7,500	7,500	
09/01/2036			7,500	7,500	15,000
03/01/2037	480,000	3.125%	7,500	487,500	487,500
	480,000		217,500	697,500	697,500

Note: Final Numbers

DEFEASED BOND DEBT SERVICE

City of Creve Coeur, Missouri
2022 Defeasance

Period Ending	Principal	Coupon	Interest	Debt Service
09/01/2023			15,000	15,000
09/01/2024			15,000	15,000
09/01/2025			15,000	15,000
09/01/2026			15,000	15,000
09/01/2027			15,000	15,000
09/01/2028			15,000	15,000
09/01/2029			15,000	15,000
09/01/2030			15,000	15,000
09/01/2031			15,000	15,000
09/01/2032			15,000	15,000
09/01/2033			15,000	15,000
09/01/2034			15,000	15,000
09/01/2035			15,000	15,000
09/01/2036			15,000	15,000
09/01/2037	480,000	3.125%	7,500	487,500
	480,000		217,500	697,500

Note: Final Numbers

UNDEFEASED BOND DEBT SERVICE

City of Creve Coeur, Missouri
2022 Defeasance

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/08/2022					
03/01/2023	470,000	3.000%	116,328.13	586,328.13	
09/01/2023			109,278.13	109,278.13	695,606.26
03/01/2024	480,000	2.000%	109,278.13	589,278.13	
09/01/2024			104,478.13	104,478.13	693,756.26
03/01/2025	490,000	3.000%	104,478.13	594,478.13	
09/01/2025			97,128.13	97,128.13	691,606.26
03/01/2026	505,000	2.250%	97,128.13	602,128.13	
09/01/2026			91,446.88	91,446.88	693,575.01
03/01/2027	515,000	2.500%	91,446.88	606,446.88	
09/01/2027			85,009.38	85,009.38	691,456.26
03/01/2028	530,000	3.000%	85,009.38	615,009.38	
09/01/2028			77,059.38	77,059.38	692,068.76
03/01/2029	550,000	3.000%	77,059.38	627,059.38	
09/01/2029			68,809.38	68,809.38	695,868.76
03/01/2030	565,000	3.000%	68,809.38	633,809.38	
09/01/2030			60,334.38	60,334.38	694,143.76
03/01/2031	580,000	3.000%	60,334.38	640,334.38	
09/01/2031			51,634.38	51,634.38	691,968.76
03/01/2032	600,000	3.000%	51,634.38	651,634.38	
09/01/2032			42,634.38	42,634.38	694,268.76
03/01/2033	620,000	3.000%	42,634.38	662,634.38	
09/01/2033			33,334.38	33,334.38	695,968.76
03/01/2034	635,000	3.000%	33,334.38	668,334.38	
09/01/2034			23,809.38	23,809.38	692,143.76
03/01/2035	655,000	3.000%	23,809.38	678,809.38	
09/01/2035			13,984.38	13,984.38	692,793.76
03/01/2036	675,000	3.125%	13,984.38	688,984.38	
09/01/2036			3,437.50	3,437.50	692,421.88
03/01/2037	220,000	3.125%	3,437.50	223,437.50	223,437.50
	8,090,000		1,841,084.51	9,931,084.51	9,931,084.51

Note: Final Numbers

UNDEFEASED BOND DEBT SERVICE

City of Creve Coeur, Missouri
2022 Defeasance

2017 GO Bonds

Period Ending	Principal	Coupon	Interest	Debt Service
09/01/2023	470,000	3.000%	225,606.26	695,606.26
09/01/2024	480,000	2.000%	213,756.26	693,756.26
09/01/2025	490,000	3.000%	201,606.26	691,606.26
09/01/2026	505,000	2.250%	188,575.01	693,575.01
09/01/2027	515,000	2.500%	176,456.26	691,456.26
09/01/2028	530,000	3.000%	162,068.76	692,068.76
09/01/2029	550,000	3.000%	145,868.76	695,868.76
09/01/2030	565,000	3.000%	129,143.76	694,143.76
09/01/2031	580,000	3.000%	111,968.76	691,968.76
09/01/2032	600,000	3.000%	94,268.76	694,268.76
09/01/2033	620,000	3.000%	75,968.76	695,968.76
09/01/2034	635,000	3.000%	57,143.76	692,143.76
09/01/2035	655,000	3.000%	37,793.76	692,793.76
09/01/2036	675,000	3.125%	17,421.88	692,421.88
09/01/2037	220,000	3.125%	3,437.50	223,437.50
	8,090,000		1,841,084.51	9,931,084.51

Note: Final Numbers

ESCROW REQUIREMENTS

City of Creve Coeur, Missouri
2022 Defeasance

2017 GO Bonds

Period Ending	Interest	Principal Redeemed	Total
03/01/2023	7,500.00		7,500.00
09/01/2023	7,500.00		7,500.00
03/01/2024	7,500.00		7,500.00
09/01/2024	7,500.00		7,500.00
03/01/2025	7,500.00	480,000	487,500.00
	37,500.00	480,000	517,500.00

Note: Final Numbers

ESCROW DESCRIPTIONS

City of Creve Coeur, Missouri
2022 Defeasance

	Type of Security	Type of SLGS	Maturity Date	First Int Pmt Date	Par Amount	Rate	Max Rate
Nov 8, 2022:							
	SLGS	Certificate	03/01/2023	03/01/2023	4,335	3.370%	3.370%
	SLGS	Note	03/01/2024	03/01/2023	1,962	4.020%	4.020%
	SLGS	Note	03/01/2025	03/01/2023	329,073	3.950%	3.950%
	SLGS	Note	03/01/2025		151,927		3.950%
					487,297		

SLGS Summary

SLGS Rates File	20SEP22
Total Certificates of Indebtedness	4,335.00
Total Notes	482,962.00
Total original SLGS	487,297.00

Note: Final Numbers

ESCROW COST

City of Creve Coeur, Missouri
2022 Defeasance

Type of Security	Maturity Date	Par Amount	Rate	Cost	Total Cost
SLGS	03/01/2023	4,335	3.370%	4,335	4,335.00
SLGS	03/01/2024	1,962	4.020%	1,962	1,962.00
SLGS	03/01/2025	329,073	3.950%	329,073	329,073.00
SLGS	03/01/2025	151,927		151,927	151,927.00
		487,297		487,297	487,297.00

Purchase Date	Cost of Securities	Cash Deposit	Total Escrow Cost	Yield
11/08/2022	487,297		487,297.00	2.705093%
	487,297	0.00	487,297.00	

Note: Final Numbers

ESCROW CASH FLOW

City of Creve Coeur, Missouri
2022 Defeasance

Date	Principal	Interest	Net Escrow Receipts	PV Factor	Present Value to 11/08/2022 @ 2.7050930%
03/01/2023	4,335.00	4,127.36	8,462.36	0.991601390	8,391.29
09/01/2023		6,538.63	6,538.63	0.978368501	6,397.19
03/01/2024	1,962.00	6,538.63	8,500.63	0.965312205	8,205.76
09/01/2024		6,499.19	6,499.19	0.952430144	6,190.02
03/01/2025	481,000.00	6,499.19	487,499.19	0.939719994	458,112.74
	487,297.00	30,203.00	517,500.00		487,297.00

Escrow Cost Summary

Purchase date	11/08/2022
Purchase cost of securities	487,297.00
Target for yield calculation	487,297.00

Note: Final Numbers

PROOF OF COMPOSITE ESCROW YIELD

City of Creve Coeur, Missouri
2022 Defeasance

All restricted escrows funded by bond proceeds

Date	Security Receipts	PV Factor @	Present Value to 11/08/2022 2.7050930088%
03/01/2023	8,462.36	0.991601390	8,391.29
09/01/2023	6,538.63	0.978368501	6,397.19
03/01/2024	8,500.63	0.965312205	8,205.76
09/01/2024	6,499.19	0.952430144	6,190.02
03/01/2025	487,499.19	0.939719994	458,112.74
517,500.00			487,297.00

Escrow Cost Summary

Purchase date	11/08/2022
Purchase cost of securities	487,297.00
Target for yield calculation	487,297.00

Note: Final Numbers

ESCROW SUFFICIENCY

City of Creve Coeur, Missouri
2022 Defeasance

Date	Escrow Requirement	Net Escrow Receipts	Excess Receipts	Excess Balance
03/01/2023	7,500.00	8,462.36	962.36	962.36
09/01/2023	7,500.00	6,538.63	(961.37)	0.99
03/01/2024	7,500.00	8,500.63	1,000.63	1,001.62
09/01/2024	7,500.00	6,499.19	(1,000.81)	0.81
03/01/2025	487,500.00	487,499.19	(0.81)	
	517,500.00	517,500.00	0.00	

Note: Final Numbers



MEMORANDUM

DATE: August 3, 2022

TO: Mark Perkins, City Administrator

FROM: Lori Obermoeller, Director of Finance

SUBJECT: 2017 GO Bond Issue – Pre-Payment

When we issued the 2017 General Obligation Bonds for the Police Station, the rate was set at \$.082 per \$100 of Assessed Valuation. The 20-year bond issue is scheduled to be retired in 2037. Every year, I have to do a calculation to determine if we can keep this rate the same or if we have to reduce the rate because we have exceeded the maximum fund balance allowed. Last year, we reached that maximum fund balance, so we reduced the rate from \$.082 to \$.068.

I have learned through Martin Ghafoori from Stifel that we have the option of returning the rate to \$.082 for the purpose of pre-paying the bonds. The additional funds generated by the higher rate will be placed in escrow until the first 'call' date in 2025, upon which time the pre-payment can be made. This process is called a bond 'defeasance.'

There are two main benefits of doing a defeasance. First, it allows the City to pay off the bonds faster; second, it allows the City the option of issuing bonds again before the 20-year maturity at the same rate subject to voter approval. A lot of school districts and fire districts, as well as some cities, do this on a regular basis.

The drawbacks of bond pre-payment is that a slightly higher tax rate is required, as well as the associated legal and professional service fees estimated at \$10,000 to \$15,000. The City may need to complete a defeasance twice before the 2025 call date.

However, after the call date, the City will no longer have to go through the legality of completing a defeasance, but can pre-pay the debt at any time. If the City is considering additional debt before the end of the current 20-year bond issue and would like to do it without a tax rate increase, this is a good way to make that happen.

The process for a defeasance could take between 6 and 12 weeks. However, as long as it is done before December 31, 2022, we will not have any issues setting the Debt Levy at \$.082 by the October 1, 2022 deadline.

I will be publishing the August 22nd Public Hearing notice with the \$.082 Debt Levy, instead of reducing it from the current \$.068. This will give the Finance Committee time to review the defeasance option at their August 31st meeting, and it will give City Council time to consider it as well, before the 2nd reading of the Tax Rate Ordinance on September 26th. A debt levy of \$.082 will result in a \$10 per year increase on a \$400,000 home, compared to a debt levy of \$.068.

I will be happy to answer any questions.

**AN ORDINANCE APPROVING AN AGREEMENT WITH MISSOURI-AMERICAN WATER
COMPANY REGARDING THE RECONNECTION OF WATER FACILITY IN CONWAY PARK
AND CONTAINING AN EMERGENCY CLAUSE.**

WHEREAS, the water facility serving Conway Park was damaged during construction of park improvements; and

WHEREAS, financial responsibility for the cost of reconnecting that water facility and restoring service is the subject of litigation and the City is withholding final payment regarding the park improvements because of the damage, pursuant to the construction contract; and

WHEREAS, Missouri-American Water Company is not willing to reconnect such facility and restore service without an advance payment of the costs and no other involved party is willing to make such payment at this time; and

WHEREAS, it would be beneficial to have the reconnection and restoration work completed immediately to better assure water service will be available at the end of winter; and

WHEREAS, all persons who presented themselves and desiring to be heard were given an opportunity to be heard and a copy of the proposed ordinance has been made available for public inspection prior to its consideration by the City Council; and the Bill was read by title in open meeting two times before final passage by the City Council; and

WHEREAS, approval of an agreement with Missouri-American Water Company to provide the funds for reconnecting the facility and restoring service, in connection with an assignment of claims by the water company to the City, would be in harmony with and bear a substantial relation to the public welfare, health, safety, comfort and convenience of the citizens of the City of Creve Coeur and in the public interest,

NOW, THEREFORE, be it ordained by the City Council of the City of Creve Coeur, Missouri, as follows:

SECTION 1: The agreement between Missouri-American Water Company, and the City for the reconnection of water facility in Conway Park and restoration of water service for the estimated amount of \$77,000.00 is hereby approved. The agreement as executed shall be consistent with the provisions and intent of this Ordinance and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Ordinance, the matters herein authorized, and the rights and duties of the City under the agreement.

SECTION 2: This ordinance is an emergency measure which required passage on the day of introduction to expedite the restoration of water service in Conway Park and shall become effective immediately in accordance with Section 3.11 (f) of the City Charter.

ADOPTED THIS ____ DAY OF _____, 2022.

BILL NO. 6038

ORDINANCE NO.

JOSEPH MARTINICH
PRESIDENT OF CITY COUNCIL

APPROVED THIS ____ DAY OF _____, 2022.

DR. ROBERT HOFFMAN
MAYOR

ATTEST:

KELLIE HENKE
CITY CLERK

Project Manager: Mickie Redhage

AGREEMENT REGARDING RECONNECTION OF WATER FACILITY

THIS CONTRACT, entered into this ____ day of _____ 2022 by and between MISSOURI-AMERICAN WATER COMPANY, a corporation existing under the laws of the State of Missouri, (hereinafter referred to as “COMPANY”), and the CITY OF CREVE COEUR, (300 N New Ballas Rd), a Missouri municipal corporation (hereinafter referred to as (“CITY”)),

WITNESSETH:

WHEREAS, CITY has been undertaking improvements in its Conway Park in accordance with certain plans titled Conway Park Trail Renovation on file in the office of the CITY; and

WHEREAS, in the course of such work, CITY’s independent contractor Byrne & Jones and/or their subcontractor Bi-State Utility caused damage on multiple occasions to a facility belonging to COMPANY and have failed to remedy same; and

WHEREAS, such damage has resulted in loss of water service at the park and otherwise disrupted COMPANY’s systems, which conditions require prompt attention; and

WHEREAS, prompt reconnection will mitigate the public harm caused by the damage to the facility; and

WHEREAS, in order to reconnect the facility and service, it will be necessary to relocate certain portions of COMPANY’S water facilities now located in the COMPANY’S private easement within Conway Park in the CITY and CITY and COMPANY have entered into a revised easement to that effect, and

WHEREAS, the parties have agreed to address such matters in accordance with the provisions hereinafter specified and City has approved same by City Ordinance No. _____.

NOW THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. COMPANY will, as soon as practicable after receiving notice from the CITY, and receipt of payment in full of the estimated cost described in Paragraph 2, furnish all labor, materials, and supervision necessary, and will reconnect its said water facilities currently located within the private easement of the COMPANY as shown on the

Project Manager: Mickie Redhage

- plans marked Exhibit "A" attached hereto and made a part hereof and restore water service to the park.
2. The estimated cost (Exhibit "B") for this repair is **\$77,000**. It is agreed that CITY'S obligation under this Agreement toward the cost of this reconnection shall be **100%** or **\$77,000** of the actual costs thereof ("CITY'S OBLIGATION"), which is the percentage of the affected water facilities located within the COMPANY'S private easement. CITY agrees that prior to commencement of the reconnection contemplated herein and upon receipt of a statement of cost, it will, or it will direct its agent or assign to promptly pay COMPANY for **100%** or \$77,000 of the estimated cost of the reconnection as set forth in Exhibit B, hereinafter referred to as "CITY'S PAYMENT". The failure of any agent or assign of the CITY to promptly pay the COMPANY shall not be a defense and shall not mitigate the duty of the CITY to pay the COMPANY in full hereunder.
 3. At the conclusion of the reconnection work, the COMPANY shall calculate the difference between actual costs and estimated costs, if any. In the event the actual cost exceeds CITY'S PAYMENT", the parties will enter into a supplement to this contract that addresses the CITY reimbursing the COMPANY for the additional amount owed. In the event the actual costs are less than CITY'S PAYMENT, the COMPANY will pay CITY the difference between CITY'S PAYMENT and the actual cost. Payments owed to COMPANY or CITY shall be paid within forty five (45) days of receipt of invoice.
 4. If any substantial change is made in the original plan and extent of the COMPANY'S reconnection work as determined by the COMPANY, such additional work will not be performed until estimated costs have been provided to the CITY. Upon completion of this additional work, CITY will reimburse COMPANY for any incurred costs above the estimated costs set forth in paragraph 2 of the contract that directly result from such change of plans.
 5. CITY agrees to furnish COMPANY with all necessary information regarding the project improvements including surveying and marking the proposed elevation and the right-of-way in order for COMPANY to properly carry out the utility reconnection work.

Project Manager: Mickie Redhage

6. Upon completion of the reconnection work provided for herein, COMPANY shall remove all leftover materials and debris resulting from the work, restore pavement to City standards, and leave the affected public and private rights-of-way in a neat, workman-like condition, free of holes, mounds of dirt, or other objectionable material.
7. This agreement shall inure to the benefit and detriment of the successors and assigns of CITY and COMPANY.
8. COMPANY hereby assigns to the CITY all of its claims regarding recovering the cost of the reconnection of its facility that is the subject of this agreement. CITY reserves the right to pursue such assigned claims as well as all rights under its agreements with Byrne & Jones. COMPANY reserves its right to pursue its labor and material costs for the repair of the main breaks during the Conway Park Renovation work caused by Byrne & Jones and/or its subcontractor Bi-State Utility other than the cost of reconnection of its facility that is the subject of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their duly authorized officials.

MISSOURI-AMERICAN WATER COMPANY

(Title)

CITY OF CREVE COEUR, MISSOURI

Mark, Perkins, City Administrator

APPROVED AS TO LEGAL FORM:

City Attorney Carl Lumley



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: October 6, 2022

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Approval of an Agreement with Missouri American Water To Repair the Watermain Broken During Construction at Conway Park

Background

A Missouri American Water Company (MoAM Water) water main was broken on two separate occasions in late March by Bi-State Utilities, sub-contractor to Byrne & Jones, the City's contractor on the Conway Park Walking Path Improvement project. At the time the main was broken, Bi-State Utilities was constructing a new storm water conveyance system as part of the Conway Park Walking Path Improvements project.

Unfortunately, Bi-State Utilities broke the water main in the same location twice during the construction. After the second break, MoAM Water shut off the main at Conway Road, put a stop valve in north of the break to eliminate back feed, and removed about 40-50 feet of damaged main so the contractor could finish the installation of the storm system.

Since the time that the main was broken, the City has been working with MoAM Water, Byrne & Jones, and Bi-State Utilities to get the water main repaired and put back into service. The contractors have denied responsibility for the repairs. Since Conway Park was the only customer left on this main there was little urgency from the water company to complete the repairs.

After multiple contacts with the water company by City staff we received a cost estimate and drawings for the repair/reconnection of the water main. Staff has shared this information with Byrne & Jones on several occasions and in turn they shared it with Bi-State Utilities.

In August, discussions broke down with Bi-State Utilities. Subsequently, Byrne & Jones has filed suit against all parties involved in an effort to be paid their final payment and retainage, which the City is withholding in accordance with the contract due to the damage not being rectified yet.

Repair Details and Scheduling

The contractor was notified verbally at the time of the breaks and several times in writing over the past 6 months that they would be responsible to pay for the damages.

Currently the City is withholding over \$80,000 in retainage and final payment until this issue is resolved.

Most recently a revised agreement, water main restoration drawings, and a cost estimate of \$77,000 to make the repairs and restore water service to the park has been developed with Missouri American Water for the restoration of the damaged water main. A repair schedule for this work will be prepared after an agreement with MoAM Water has been executed and MoAM Water has received payment. Final cost will be determined upon the completion of the restoration work. The City will seek to apply the retained funds to this offset this payment once the project is complete and the estimate has been reconciled to actual.

Recommendation

Staff recommends approval of the agreement between the City and Missouri American Water company to repair the damaged water main and restore water service to Conway Park. The cost to repair the main will be paid to Missouri American Water Company out of the funding that is being withheld from Byrne & Jones, subject to the outcome of the litigation. We will keep you informed of any progress made with restoring water service to the park as well as repairs to the broken water main.

RESOLUTION NO. 1609

A RESOLUTION AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH ONEAMERICA TO PROVIDE GROUP LIFE, ACCIDENTAL DEATH AND DISMEMBERMENT, AND LONG TERM DISABILITY INSURANCE FOR CITY EMPLOYEES.

WHEREAS, OneAmerica provides basic group life, basic accidental death and dismemberment (AD&D), and long-term disability (LTD) insurance for City employees; and

WHEREAS, OneAmerica offers \$30,000 basic group life insurance for City elected officials; and

WHEREAS, OneAmerica submitted the lowest and best offer compared with different vendors providing all the same services which includes other employee-paid voluntary insurances; and

WHEREAS, OneAmerica offers rates guaranteed for twenty-four (24) months.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

SECTION 1: An agreement with OneAmerica to provide basic life, AD&D, and LTD insurance for City employees and basic life for City elected officials effective January 1, 2023 based on the rates set forth below guaranteed for a period of twenty-four (24) months, is hereby approved and the City Administrator is authorized to execute same on behalf of the City and the City Clerk is authorized and directed to attest thereto. The Agreement as executed shall be consistent with the provisions and intent of this Resolution with such changes as may be necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the Agreement.

	<u>Estimated Monthly Volume*</u>	<u>Proposed Rate</u>	<u>Estimated Annual Premium*</u>
Basic Life	\$14,796,140	\$0.160/\$1,000 coverage	\$28,409
Basic AD&D	\$14,566,640	\$0.014/\$1,000 coverage	\$2,448
Long-Term Disability	\$608,799	\$0.28/\$100 covered payroll	<u>\$20,444</u>
Annual Total			<u>\$51,301</u>

**rounded up to nearest dollar*

SECTION 2: This resolution shall become effective upon its passage.

Adopted this 10th day of October, 2022.

Robert Hoffman, Mayor

ATTEST:

Kellie Henke, City Clerk



INTEROFFICE MEMORANDUM

Date: October 5, 2022
To: Mayor and City Council; Mark Perkins, City Administrator
From: Sharon Stott, Assistant City Administrator
Subject: City-Paid Life/Accidental Death & Dismemberment (AD&D) and Long-Term Disability (LTD)

The City is approaching the end of a 36-month rate hold with OneAmerica on December 31, 2022 for City-paid Life/AD&D and City-paid LTD insurances as well as other voluntary insurances (employee-paid). The City pays 100% of the premium cost for basic group life and AD&D at two times the annual salary – and LTD insurance (60% of pre-disability monthly salary) for all full-time employees. The City also pays 100% of the premium cost for \$30,000 in life insurance for elected officials.

Staff recommends contracting with OneAmerica – the City’s current insurance provider – with a 24-month rate hold because it was the lowest and best proposal received during a RFP process. The estimated annualized cost to the City will be \$51,301, or \$102,602 for the 2-year contract.

With the new contract, premium costs would increase approximately 7% from current costs for City-paid Life, AD&D and LTD (or \$3,378 more a year; or \$6,756 for the 2-year contract). The increase is primarily due to life insurance rate increases due to age demographics. The average age of the City’s covered individuals is approximately 43 years old with 36% over the age of 50 when life insurance costs begin to spike with carriers. Also CBIZ – the City’s insurance broker – reported life insurance rates have been increasing with carriers due to the number of claims filed as a result of the COVID pandemic.

Background

The City’s insurance broker, CBIZ, solicited proposals for all of the aforementioned lines of coverage from five (5) carriers for the 2023 plan year with one of those carriers declining to quote altogether due to the high percentage of employee population working in public safety (i.e., high risk profession).

Only The Hartford was competitive and submitted a quote for all existing lines offered by OneAmerica which includes City-paid Life/AD&D, City-paid LTD and employee-paid voluntary life, voluntary AD&D, voluntary short-term disability insurances. Maintaining the same insurance carrier to the extent possible for both City-paid and employee-paid insurances better streamlines administrative functions, produces better pricing and improves the employee experience when claims are filed.

OneAmerica’s proposal reflected a combined premium cost increase of 7% from current rates for City-paid Life, AD&D and LTD (14% increase for Life, a 6% decrease for AD&D and a rate hold for LTD); whereas, The Hartford proposal reflected a combined premium cost increase of 14%

from current rates (3.5% decrease in Life, a 6.6% increase for AD&D and a 28.6% increase for LTD).

Both City staff and CBIZ recommend contracting with OneAmerica for a 24-month rate hold based on lowest and best proposal received. OneAmerica also presented a rate hold on all employee-paid insurances. The Resolution for City Council's consideration to contract with OneAmerica includes only those insurances which are 100% City-paid (Life & AD&D and LTD).

Attachments:

1. Resolution to contract with OneAmerica for Life, AD&D and LTD
2. CBIZ 2023 Executive Summary and Life/AD&D/LTD Overview 9-21-2022



2023 RENEWAL PRESENTATION

City of Creve Coeur



September 21, 2022



CBIZ is proud to partner with City of Creve Coeur and we value your business. We take our role as your representative very seriously. Our partnership includes market research, education and aggressive marketing to the carriers. It is critical to ensure that the benefit package offered to your employees represents a key part of their total compensation package at a fair price. With this in mind, we offer the following recommendations.

Life/AD&D, Voluntary Life, Voluntary STD and Long Term Disability

The City switched to One America for the ancillary coverages effective January 1, 2020, for a decrease in the Life/AD&D and Long Term Disability and matched rates for the Voluntary Life and Voluntary Short Term Disability. The City was given a three year rate guarantee by One America which expires December 31, 2022.

For January 1, 2023, One America presented a 14% increase for the Basic Life, a 6% reduction on the AD&D benefit, and held all other benefits at current rates including City-paid Long-Term Disability. One America is offering a 2 year rate guarantee. The major contributing factor for the Basic Life increase is the City's age demographics. As the City's employee population ages, the inherent risk of paying death claims increases.

CBIZ clients are experiencing higher insurance renewals with carriers than those witnessed in the last three to five years. Much of this is attributed to the COVID pandemic. COVID resulted in an increase in death claims which would have normally driven up the premiums but the pandemic's strain on the nation's economy resulted in pressure for the carriers to keep premium costs the same during the pandemic even if an increase was reasonably appropriate. Now that the country is settling into the new "normal" the carriers are trying to right their premium to cost ratios.

CBIZ developed an RFP and approached the market and only one carrier (The Hartford) quoted all lines of coverage. The majority of carriers declined to quote Voluntary Short-Term Disability (STD) due to the City's low participation rate. CBIZ is presenting Standard and The Hartford in comparison with OneAmerica current vs. proposed. The Hartford proposal, overall, is not competitive and all the carrier rates are "bundled" which means a discount is given to have all lines with one carrier. Standard is matching current rates but declined to quote on the Voluntary STD.

CBIZ recommends the City of Creve Coeur renew with OneAmerica as of January 1, 2023.

Life/AD&D Market Overview



City of Creve Coeur
LIFE/AD&D & LONG TERM DISABILITY (Employer Paid)
MARKET OVERVIEW
Renewal Date: 01/01/2023

Carrier	Quoted	Declined	Life/AD&D Premium	Long Term Disability Premium	Total Monthly Premium	Comments
Current: OneAmerica Renewal: OneAmerica	X		\$2,289.96 \$2,571.32	\$1,703.62 \$1,703.62	\$3,993.58 \$4,274.94	2 Year Rate Hold
The Standard	X		\$2,275.39	\$1,703.62	\$3,979.01	DTQ Vol. STD
Guardian	X		\$3,182.37	\$2,312.06	\$5,494.43	Not Competitive
Equitable		X				DTQ
The Hartford	X		\$2,361.64	\$2,190.37	\$4,552.01	Not Competitive
Sun Life	X		\$2,844.00	\$3,571.53	\$6,415.53	Not Competitive

DTQ = Declined to Quote

Life/AD&D Analysis



City of Creve Coeur
LIFE/AD&D INSURANCE ANALYSIS
Renewal Date: 01/01/2023

= Benefit Enhancement
= Benefit Reduction

FEATURES:	One America Current / Renewal		The Standard Option 1	The Hartford Option 2
Benefit	-		-	-
Class 1 Council Members	Flat \$30,000		Flat \$30,000	Flat \$30,000
Class 2 All Other Active FT EE's	2x Annual Earnings		2x Annual Earnings	2x Annual Earnings
Guarantee Issue Amount				
Class 1	\$30,000		\$30,000	\$30,000
Class 2	\$250,000		\$250,000	\$250,000
Conversion	Included		Included	Included
Portability	Included		Included	Included
Waiver of Premium	Included (Class 2 Only)		Included (Class 2 Only)	
Accelerated Death Benefit	Included		Included	Included
Reduction Schedule				
Age 65	35%		35%	35%
Age 70	50%		50%	50%
Rate Guarantee	2 Years		3 Years	2 Years
	<u>Current</u>	<u>Renewal</u>	<u>Option 1</u>	<u>Option 2</u>
Life Rate per \$1,000	\$0.140	\$0.160	\$0.140	\$0.135
AD&D Rate per \$1,000	\$0.015	\$0.014	\$0.014	\$0.025
Dependent Life Rate				
Monthly Volume (Basic Life)	\$14,796,139.64	\$14,796,139.64	\$14,796,139.64	\$14,796,139.64
Monthly Volume (AD&D)	\$14,566,639.64	\$14,566,639.64	\$14,566,639.64	\$14,566,639.64
Monthly Premium Total (Basic Life)	\$2,071.46	\$2,367.38	\$2,071.46	\$1,997.48
Monthly Premium Total (AD&D)	\$218.50	\$203.93	\$203.93	\$364.17
Total Monthly Premium	\$2,289.96	\$2,571.32	\$2,275.39	\$2,361.64
Total Annual Premium	\$27,479.51	\$30,855.78	\$27,304.71	\$28,339.74
Difference vs Current	12%		0%	3%

Disability Market Overview



City of Creve Coeur
LONG TERM DISABILITY SUMMARY
Renewal Date: 01/01/2023

FEATURES:	One America Current / Renewal	The Standard Option 1	The Hartford Option 2
Benefit:	Excluded	Excluded	Excluded
Class 1: Council Members	60% of covered earnings up to a maximum of \$6,000/month	60% of covered earnings up to a maximum of \$6,000/month	60% of covered earnings up to a maximum of \$6,000/month
Class 2: All Other Active FT EE's			
Elimination Period	90 days	90 days	90 days
Benefit Period	SSNRA	SSNRA	ADEA 1 with SSNRA
Definition of Disability	24 Months Own Occupation	24 Months Own Occupation	24 Months Own Occupation
Zero Day Residual	Included	Included	Included
Survivor Benefit	Included	Included	Included
Social Security Integration	Full Family	Full Family	Family
Mental & Nervous	24 Months	24 Months	24 Months
Special Conditions	No Limitation	Included	No Limitation
Pre-Existing Conditions	3/3/12	3/12	3/3/12
Waiver of Premium	Included	Included	Included
Rate Guarantee	2 Years	2 Years	2 Years
Rate per \$100	<u>Current & Renewal</u> \$0.280	<u>Option 1</u> \$0.280	<u>Option 2</u> \$0.360
Monthly Covered Payroll	\$608,437	\$608,437	\$608,437
Monthly Premium Total	\$1,703.62	\$1,703.62	\$2,190.37
Total Annual Premium	\$20,443.48	\$20,443.48	\$26,284.48
Difference vs Current		\$0 (+0.0%)	\$5,841 (+28.6%)

The above outline is for illustration purposes only. It is not intended to provide specific definitions of the plan's coverage or to determine if specific claims are eligible for payment.

Voluntary Short Term Disability Analysis



City of Creve Coeur
VOLUNTARY LIFE
VOLUNTARY AD&D (stand alone)
VOLUNTARY SHORT TERM DISABILITY
MARKET OVERVIEW (Employee Paid)
Renewal Date: 01/01/2023

Carrier	Quoted	Declined	Comments
Current: One America	X		Rate Hold for 2 years
The Standard		X	DTQ Vol. STD due to participation
Guardian	X		Not Competitive
Equitable		X	DTQ due to employee population
The Hartford	X		Presented Vol. STD
Sun Life		X	DTQ Vol. STD due to participation

Voluntary Life Analysis



City of Creve Coeur
VOLUNTARY LIFE/ **VOLUNTARY AD&D (STAND ALONE)** INSURANCE ANALYSIS
Renewal Date: 01/01/2023

= Benefit Enhancement
= Benefit Reduction

FEATURES:		One America Current / Renewal	The Standard Option 1	The Hartford Option 2
Benefit:				
Employee				
Class 1	Council Members	Excluded	Excluded	Excluded
Class 2	All Other Active FT EE's	\$10,000 Increments	Increments of \$10,000	Increments of \$10,000
Employee Maximum		5x Annual Earnings or \$250,000	\$250,000	5x Annual Earnings or \$250,000
Spouse		\$5,000 Increments	\$5,000 Increments	\$5,000 Increments
		100% of EE Amount or \$50,000	\$50,000 Max	\$50,000 Max
Child			\$2,500 Increments	\$2,500 Increments
	Option A:	\$2,500		
	Option B:	\$5,000		
	Option C:	\$7,500		
	Option D:	\$10,000		
Child Max		\$10,000	\$10,000	\$10,000
Guarantee Issue Amount				
Employee		\$100,000	\$100,000	\$100,000
Spouse		\$30,000	\$30,000	\$30,000
Child		\$10,000	\$10,000	\$10,000
Reduction Schedule		33% at Age 70 additional 22% at age 75	33% at 70 additional 22% at age 75	35% at 65 50% at age 70
Accelerated Death Benefit		Included	Included	Included
Waiver of Premium		Eligible to Age 60, Waived to SSNRA	Eligible to Age 60, Waived to SSNRA	Eligible to Age 60, Waived to SSNRA
Portability		Included	Included	Included
Conversion		Included	Included	Included
Vol. Life Step Rates per \$1,000		Employee Spouse	Employee Spouse	Employee Spouse
	<30	\$0.090	\$0.090	\$0.090
	30-34	\$0.100	\$0.100	\$0.100
	35-39	\$0.120	\$0.120	\$0.120
	40-44	\$0.180	\$0.180	\$0.180
	45-49	\$0.300	\$0.300	\$0.300
	50-54	\$0.450	\$0.450	\$0.450
	55-59	\$0.750	\$0.750	\$0.750
	60-64	\$0.860	\$0.860	\$0.860
	65-69	\$1.700	\$1.700	\$1.700
	70-74	\$2.900	\$2.900	\$2.900
	75+	\$5.800	\$5.800	\$5.800
Children			\$0.200	\$1.536
Option A:		\$0.250		
Option B:		\$0.500		
Option C:		\$0.750		
Option D:		\$1.000		
Voluntary AD&D EE		\$0.040	\$0.040	\$0.025
Voluntary Family Rate		\$0.060	\$0.060	

The above outline is for illustration purposes only. It is not intended to provide specific definitions of the plan's coverage or to determine if specific claims are eligible for payment.

City of Creve Coeur
SHORT TERM DISABILITY SUMMARY
Renewal Date: 01/01/2023

FEATURES:	One America Current / Renewal	The Hartford Option 1
Benefit:		
Class 1: Council Members	Excluded	Excluded
Class 2: All Other Active FT EE's	60% of covered earnings up to a maximum of \$1,000/week	60% of covered earnings up to a maximum of \$1,000/week
Elimination Period		
Accident	7 days	7 days
Illness	7 days	7 days
Benefit Duration	12 weeks	12 weeks
Pre-Existing Conditions	3/6/12	3/6/12
Rate Guarantee	2 Years	2 Years
-	<u>Current & Renewal</u>	<u>Option 1</u>
Rate per \$10 weekly benefit	-	-
<25	\$0.550	\$0.495
25-29	\$0.550	\$0.495
30-34	\$0.539	\$0.485
35-39	\$0.528	\$0.475
40-44	\$0.550	\$0.495
45-49	\$0.638	\$0.574
50-54	\$0.759	\$0.683
55-59	\$0.990	\$0.891
60-64	\$1.221	\$1.099
65-69	\$1.386	\$1.247
70+	\$1.661	\$1.247
Difference vs Current		

The above outline is for illustration purposes only. It is not intended to provide specific definitions of the plan's coverage or to determine if specific claims are eligible for payment.

RESOLUTION NO. 1610

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CREVE COEUR, MISSOURI AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH JOE MACHENS FORD LINCOLN FOR THE PURCHASE OF A 2023 FORD F-250 CREW CAB FOUR-WHEEL DRIVE PICK-UP TRUCK WITH A SNOWPLOW FOR THE AMOUNT OF \$58,620.00.

WHEREAS, the City Council of the City of Creve Coeur recognizes a need to provide quality equipment to city employees; and

WHEREAS, the purchase of a new truck will replace a 2017 Ford F-150 crew cab four-wheel drive pickup truck and is necessary to allow employees to provide valuable city services; and

WHEREAS, the 2017 Ford F-150 crew cab four-wheel drive pickup truck will be repurposed to the Public Works Administration Division for further use; and

WHEREAS, the city is taking advantage of the MoDOT Cooperative Purchase Program to acquire this truck which has been competitively bid by MoDOT as required by the City of Creve Coeur Code of Ordinances;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CREVE COEUR, AS FOLLOWS:

Section 1: The agreement between Joe Machens Ford Lincoln, and the City for the purchase of a 2023 Ford F-250 Crew Cab, 4 X 4 pickup truck with a snowplow for the total amount of \$58,620.00 is hereby approved. The agreement as executed shall be consistent with the provisions and intent of this Resolution and necessary, desirable, convenient or proper in order to carry out the matters herein authorized. The City Administrator and his designated representatives are hereby authorized and directed to take any and all actions necessary, desirable, convenient or proper in order to carry out the intent of this Resolution, the matters herein authorized, and the rights and duties of the City under the agreement.

Adopted this 10th day of October, 2022.

Dr. Robert Hoffman
Mayor

Attest:

Kellie Henke
City Clerk



DEPARTMENT OF PUBLIC WORKS OFFICE MEMO

DATE: September 30, 2022

TO: Mark Perkins, City Administrator

FROM: Jim Heines, Director of Public Works

SUBJECT: Purchase of a 2023 Ford F-250 4 x 4 Pick-up Truck with a Snow Plow

Public Works staff has obtained pricing for the purchase of a 2023 Ford F-250 Crew Cab, 4 x 4, Pickup Truck with an 8 ft. snow plow through the Missouri Department of Transportation (MoDOT) Cooperative Purchase Program. This item was competitively bid by MoDOT as required by City of Creve Coeur Purchasing Policy.

This new truck will add on to the city fleet and will fill two needs to the Maintenance staff and Engineering staff. The new truck with a plow will be assigned to the Operations Superintendent as his every day work vehicle which will allow him to check on jobs, meet with residents, inspect complaints, and give him the capability to assist with smaller plowing tasks while overseeing snow plow operations. His current truck (2017 Ford F-150 4 x 4 pickup) will be re-assigned to the Engineering Division for project engineers to use while constructing the city's Stormwater, Park and Road improvement projects. You may recall that we have added a Civil Engineer and a Project Engineer to our staff over the past year. However, we have not had the opportunity to add any trucks to the Engineering Division until this purchase.

Recommendation & Funding

The MoDOT bid identifies Joe Machens Ford Lincoln as a qualified vendor for the purchase of this truck. The FY 2023 CIP Equipment Purchase Fund identifies \$51,000 in account # 02-61-71-9516 for the purchase of a 3/4-ton 4WD pickup truck with a plow. We anticipate a funding surplus in the Capital Equipment account that will be available to cover the additional cost to purchase this truck

The recommendation is to award this purchase of a new 2023 Ford F-250 3/4-ton Crew Cab 4WD Pickup Truck with an 8 ft. Snow Plow for an amount of \$58,620.00 to:

**Joe Machens Ford Lincoln
1911 W. Worley
Columbia, MO 65203
TNO: 573-445-4411**

September 15, 2022

State Contract # CC222374005

Fleet Order

Subject: Joe Machens Proposal on a **2023 Ford F250 Crew Cab 4x4 (large 4 door)**

To: Whom it May Concern;

As per the requested proposal on a 2023 Ford F250, Joe Machens Ford proposes the following. The Ford F250 includes the factory standard options. The Ford F250 includes the State Contract standard options and others as noted below.

Price – Dealer Code – Option, Included Equipment

\$44,633 – X2B / 148 – 2023 Ford F250 Super Cab 4x4 (X2B)

6.2L V8 fuel-injected gasoline engine (996)

Mfr. std rear end axle ratio

Automatic Transmission

Air conditioning

Frontal and Side Impact Air Bags

Painted Grey Bumpers

AM/FM Radio

Std. GVWR

Std. Receiver Hitch, 4/7 pin wiring

Brakes, 4-wheel ABS

Std. LT

Tow Mirrors

Full spare tire and wheel (512)

Speed Control and Tilt wheel (525)

~~Manual Windows, Locks, Mirrors~~

Vinyl Flooring

Cloth Bench type Seat 40/20/40 (1S)

2 sets of keys

6.75' Short Bed (~~148~~)

Daytime Running Lights

Shift on the Fly

Rear Camera

Bluetooth

Added Optional equipment (Price – Dealer Code – Option): (Included in 'Total' Below)

\$2,990 – W2B / 160 – Crew Cab in lieu of Super Cab

\$270 – 52B – Trailer Brake Controller

\$430 – X3E / X3J – Limited Slip Axle

\$1,350 – 90L – Power Windows, Locks, Mirrors and Key Fobs

\$440 – 18B – Running Boards (Factory)

\$250 – 473 – Snow Plow Prep Pkg

\$0 – PQ – Exterior Color: Race Red

\$0 – 1S – Interior: Grey Cloth 40 / 20 / 40 Bench Seat

\$300 – DSP – Drop Ship Fees to Morlan Ford for Viking Cives, or \$0 Customer Pick Up in Columbia

Optional equipment from Viking-Cives (Price – Dealer Code – Option):

\$7,957 – 169124 – Viking-Cives Equipment (see following pages)

Total

\$58,620 per (2023 Ford F250 Crew Cab 4x4) (large 4 door)

(Ordering opens 11/7 and could end quickly)

Other Options to consider (Add to Total above if desired):

\$410 – 176 – 8' Long Bed in lieu of 6.75' short bed

\$10,490 – 99T – 6.7L Diesel Engine in lieu of 6.2L V8 Gas

\$350 – PTS – 3rd Set of Keys

\$2,240 – 99N – 7.3L V8 Gas Engine in lieu of 6.2L V8 Gas

\$210 – 86M – Dual Batteries (**req'd w/ 7.3L V8**)

\$115 – 67B – 397 Amp Alternator (**req'd w/ 7.3L V8**) (7.3L V8 & 6.7L Diesel only)

...continued on following pages...



- \$160** – 66S – Upfitter Switches
- \$190** – 924 / 43B – Rear Privacy Glass & Defroster (**req's Power Equip Group**)
- \$550** – PTS – Remote Start
- \$460** – TCD – LT265/70Rx17E OWL AT Tires in lieu of AS (N/A w/ STX Pkg)
- \$220** – TBM – LT245/75Rx17E BSW AT Tires in lieu of AS (N/A w/ STX Pkg)
- \$100** – 592 – Roof Clearance Lights
- \$650** – LNX – Spray Liner
- \$450** – LNX – Undercoating
- \$450** – 913 – SYNC 3 (Bluetooth w/ 8" screen) (Req's Power Equip Grp)
- \$380** – 85G – Tailgate Step
- \$100** – 41H – Engine Block Heater
- \$0** – AS – Interior: Vinyl Bench Seat 40/20/40, in lieu of Cloth
- \$610** – 4S – Interior: Grey Cloth Captains Charis (no center console / seat)
- \$150** – 61S / 62S – Mud flaps Front and Rear
- \$250** – 66D / 872 – 8' Pickup Bed Delete & Rear Camera Prep Pkg (to be installed by upfitter)
(Deletes Tow Hitch when equipped with Trailer Brake) (N/A w/ 7.3L V8 engine)
- \$450** – 595 / 17F – Fog Lights & Chrome Bumpers (N/A w/ STX Pkg)
- \$2,010** – 17S – STX Appearance Pkg, to incl...(N/A w/ Fog Lamps)
 - Bright Chrome Grille • Bright Hub Covers
 - Chrome Front and Rear Step Bumpers • STX Fender Vent Badge
 - 18" Sparkle Silver Painted Cast Aluminum Wheels (648) (F-250/F-350 SRW)
 - Tires: LT275/65Rx18E BSW A/S (TCH)
- \$290** – TDU – LT275/70Rx18E OWL A/T in lieu of A/S BSW (Avail with STX Pkg only)
- \$950** – 53W / 15J – Factory Gooseneck Hitch / Wiring, Ball

Joe Machens Ford appreciates your business, and we look forward to servicing your needs in the future. Any questions should be directed to Kelly Sells, Fleet Department Manager.

Thanks,



Kelly Sells, Fleet Manager, Joe Machens Ford, 573-777-1089, ksells@machens.com



JOE MACHENS FORD LINCOLN

1911 W. Worley • Columbia, MO 65203 • (573) 445-4411 • (800) 745-4454 • www.machens.com



22956 Hwy 61
PO Box 295
Morley, MO 63767
Phone: 573-262-3545
Fax: 573-262-3369

Quote

Quote #	Date
169124	09/27/22

Customer		
CITY OF CREVE COEUR		
*****email invoices*****		
300 N. NEW BALLAS ROAD		
CREVE COEUR	MO	63141

Ship To		
CITY OF CREVE COEUR		
300 N. NEW BALLAS ROAD		
CREVE COEUR	MO	63141

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	SCOTT	09/27/22			

Item	Description	Ordered	UOM	Price Per	Total Price
SALES	MoDOT MEDIUM DUTY CONTRACT IFB605CO22000068	1.00	EA	0.00	0.00
SALES	8' electric/hydraulic snow plow	1.00	EA	7,957.00	7,957.00

Prepared By: Chris

Memo:

Customer must fill out the information below before the order can be processed.

Accepted by: _____ Date: _____ P.O.#: _____

*Quoted price does not include any applicable taxes.

*Terms are Due Upon Receipt unless prior credit

*Terms for established accounts, NET 30 days

*Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis

Sub-Total	7,957.00
Shipping	0.000
Discount	0.00
Taxes	0.00
Total	7,957.00

